



COMMUNITY DEVELOPMENT COMMISSION

County of Los Angeles

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • www.lacdc.org

Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson

Executive Director

February 22, 2005

Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**APPROVE ADOPTION OF FIVE-YEAR IMPLEMENTATION PLANS AND TEN-YEAR LOW- AND MODERATE-INCOME HOUSING COMPLIANCE PLANS FOR FOUR COUNTY REDEVELOPMENT PROJECT AREAS (1, 2, 5)
(3 Vote)**

IT IS RECOMMENDED THAT YOUR BOARD, AT THE CONCLUSION OF THE PUBLIC HEARING:

Adopt Five-Year Implementation Plans and Ten-Year Low- and Moderate-Income Housing Compliance Plans for the Willowbrook, West Altadena, East Rancho Dominguez, and Maravilla Community Redevelopment Project Areas, to satisfy California Community Redevelopment Law, Section 33490, which requires the adoption of implementation plans every five years and low- and moderate-Income housing compliance plans every ten years.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

The Community Development Commission, acting as the County's redevelopment agency, administers the Willowbrook, West Altadena, East Rancho Dominguez, and Maravilla Redevelopment Project Areas to promote economic well-being, eliminate blight, and provide affordable housing within these communities. As a redevelopment agency, the Commission is required to comply with California Community Redevelopment Law, which

requires that all redevelopment agencies adopt a Five-Year Implementation Plan and a Ten-Year Low- and Moderate-Income Housing Compliance Plan for each Redevelopment Project Area.

Approval of the plans will allow the Commission to prepare for redevelopment activities in the County's four Project Areas and satisfies the requirements of California Community Redevelopment Law.

FISCAL IMPACT/FINANCING:

There is no fiscal impact associated with this action.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

California Community Redevelopment Law requires that the Commission prepare Five-Year Implementation Plans for the County's four Redevelopment Project Areas. These plans include a review of the following activities for each Project Area: accomplishments; goals and objectives; proposed projects and expenditures; strategies to eliminate blight; and plans to increase, improve, and preserve low- and moderate-income housing.

Adoption of the Five-Year Implementation Plans will not constitute approval for any specific program, project, or expenditure, and will not change the need to obtain any required approval of a specific program, project, or expenditure from your Board. The Five-Year Implementation Plans can be amended by your Board following a public hearing.

Section 33490 (a)(2) of the California Community Redevelopment Law also requires adoption of a Ten-Year Low- and Moderate-Income Housing Compliance Plan for each Project Area as part of the Five-Year Implementation Plan requirement. The Compliance Plans must explain how the goals and objectives, projects and expenditures will implement the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 of the California Community Redevelopment Law. These sections relate to the Commission's requirements to: 1) set aside 20 percent of the Project Area's tax increment revenues to increase, improve and preserve the community's supply of low- and moderate-income housing [33334.2, 33334.4, and 33334.6]; 2) assure that certain portions of new housing units developed with assistance from the Commission be provided to very low-, low- and moderate-income persons [33413]; and 3) provide for the replacement of housing units that are removed from the low- and moderate-income housing stock through the Commission's activities [33413].

The Maravilla Five-Year Implementation Plan and the Maravilla Ten-Year Low- and Moderate-Income Housing Compliance Plan for were endorsed by the Maravilla Community Advisory Committee on November 2, 2004. The West Altadena Five-Year Implementation Plan and the West Altadena Ten-Year Low- and Moderate-Income Housing Compliance Plan were endorsed by the West Altadena Project Area Committee on October 25, 2004.

This public hearing was noticed in accordance with Section 6063 of the California Government Code, which requires that a notice be published once a week for three successive weeks, in a newspaper published at least once a week, with at least five days intervening between each respective publication.

This public hearing was also noticed in accordance with Section 33490(d) of California Community Redevelopment Law, which requires posting notice of the meeting in four permanent places within each of the project areas, for a period of three weeks, completed 10 days prior to the public hearing date.

County Counsel has reviewed this letter. The Implementation Plans and Low- and Moderate- Income Housing Compliance Plans will be effective on the date of Board approval.

ENVIRONMENTAL DOCUMENTATION:

Adoption of Five-Year Implementation Plans and Ten-Year Low- and Moderate-Income Housing Compliance Plans for the Willowbrook, West Altadena, East Rancho Dominguez, and Maravilla Community Redevelopment Project Areas is exempt from the provisions of the National Environmental Policy Act (NEPA), pursuant to 24 Code of Federal Regulations Part 58, Section 58.34(a)(3) because it involves administrative activities that will not have a physical impact or result in any physical changes to the environment. Such adoption is not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines 15360(c)(3), 15378, and California Community Redevelopment Law Section 33490(a)(1)(B) because the activity is not a project under CEQA.

Honorable Board of Supervisors
February 22, 2005
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IMPACT ON CURRENT PROGRAM:

Adoption of the Five-Year Implementation Plans and Ten-Year Low- and Moderate- Income Housing Compliance Plans will provide for the planning of redevelopment activities in the Willowbrook, West Altadena, East Rancho Dominguez, and Maravilla Community Redevelopment Project Areas.

Respectfully submitted,

CARLOS JACKSON
Executive Director

Attachments: 4



**FIVE-YEAR REDEVELOPMENT
IMPLEMENTATION PLAN
2004-2009**

AND

**TEN-YEAR AFFORDABLE HOUSING
COMPLIANCE PLAN
2004-2014**

**FOR THE WILLOWBROOK
REDEVELOPMENT PROJECT AREA**

**COMMUNITY DEVELOPMENT COMMISSION
OF THE COUNTY OF LOS ANGELES**

**FIVE-YEAR IMPLEMENTATION PLAN
AND
TEN-YEAR AFFORDABLE HOUSING PLAN
FOR THE
WILLOWBROOK COMMUNITY REDEVELOPMENT PROJECT**

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I. PURPOSE OF THIS IMPLEMENTATION PLAN, REDEVELOPMENT ACTIVITIES, AND THE ROLE OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES

This Implementation Plan has been prepared to comply with Section 33490 of the California Community Redevelopment Law. Section 33490 requires that California redevelopment agencies adopt five-year implementation plans that state the goals and objectives for redevelopment within established redevelopment projects areas, demonstrate how proposed projects, programs and expenditures will eliminate blight, and demonstrate how the redevelopment requirements for low- and moderate-income housing will be met. Additionally, the Implementation Plan contains the Commission's Ten-Year Affordable Housing Compliance Plan for the Community Development Commission (Commission) of the County of Los Angeles. This Implementation Plan may be amended at any time after a public hearing.

The Los Angeles County Board of Supervisors, as the legislative body approving redevelopment plans for project areas in unincorporated areas of the County, adopted the Willowbrook Community Redevelopment Plan (Redevelopment Plan) for the Willowbrook Community Redevelopment Project Area (Project Area) on October 16, 1977. The 365-acre Project Area is generally bounded on the north by Imperial Highway, on the south by El Segundo Boulevard, on the west by Compton Avenue, and on the east by Willowbrook Avenue. See Exhibit "A" for a map of the Project Area.

The Commission acts as the redevelopment agency within designated redevelopment project areas in the unincorporated area of the County. The Project Area is one of the County's four redevelopment projects. The Commission is the governmental entity responsible for carrying out redevelopment activities under the Redevelopment Plan until it expires in 2012. The ability to conduct redevelopment activities is granted to the Commission through the California Community Redevelopment Law. Redevelopment activities authorized by the Redevelopment Plan include: land assembly; acquisition of property; clearance of land to create sites that foster new development; relocation assistance to residents and businesses which are displaced by the Commission's actions; installation or upgrade of public infrastructure and facilities; new construction and rehabilitation of low- and moderate-income housing; selling or leasing land; and entering into agreements with existing property owners or outside developers to redevelop specific properties.

This Implementation Plan, as amended from time to time, will help guide redevelopment activities within the remaining years of the Redevelopment Plan to assure that priorities are met and that revitalization is achieved. This Implementation Plan is only part of the Commission's planning efforts. Other planning activities include the Consolidated Plan (a federal requirement), Community Development Block Grant (CDBG) annual budget, design guidelines and standards, land use planning, and community participation.

II. ACCOMPLISHMENTS WITHIN THE WILLOWBROOK REDEVELOPMENT PROJECT AREA

In 1983, the Commission initiated major land acquisition projects for several developments including the Kenneth Hahn Shopping Center and the campus expansion for the Charles R. Drew University of Medicine and Science (Drew University). In addition, substantial rehabilitation activities have occurred within the Project Area through loans and grants provided by the Commission to property owners.

As a consequence of these redevelopment projects and expenditures, employment opportunities have increased significantly in the Project Area. Willowbrook residents comprise a significant portion of the 3,000 plus employees at the Martin Luther King, Jr./Charles Drew Medical Center (King/Drew Hospital) and Drew University. The Kenneth Hahn Shopping Center has created new jobs, where a number of Willowbrook residents are also employed.

More recently, the Commission's redevelopment program aimed at affordable housing development and economic development has completed or initiated the following projects within the past five years.

HOUSING PROJECTS

PROJECT	DESCRIPTION
Willow Springs Homeownership Development	The Commission provided assistance with the development of 10 single-family affordable condominium units to include secondary financing to low- and moderate-income homebuyers, construction of off-site improvements, and a land-write down to the developer.
Century Park Townhomes	The Commission provided assistance with the development of 11 single-family affordable townhomes to include secondary financing to low- and moderate-income homebuyers.
Rosewillow Townhomes	The Commission provided assistance with the development of 8 single-family affordable condominium units to include predevelopment and construction financing, and secondary financing to eight low- and moderate-income homebuyers.
The Village at Willowbrook	The Commission assisted with the development of 34 single-family homes, 19 available to low- and moderate- income families and 15 at market rate. The Commission provided secondary financing to the homebuyers purchasing the price-restricted units.
El Segundo Multi-Family Rental Housing Development	The Commission assisted with the construction of 25 units of multi-family rental housing for low-income families.

HOUSING PROJECTS - continued

Residential Rehabilitation	The Commission provided residential rehabilitation assistance to 38 property owners in the form of grants and loans.
Planning for affordable housing development on Commission-owned vacant sites	The Commission has begun planning for the development of affordable housing on 11 Commission-owned vacant sites within the Project Area.

ECONOMIC DEVELOPMENT and PUBLIC PROJECTS

PROJECT	DESCRIPTION
Denny's restaurant	The Commission assisted with the development of the Denny's restaurant located in the Kenneth Hahn Shopping Center, the first sit-down restaurant within the Watts/Willowbrook Area since the 1965 Watts Riots.
Child Care Center	The Commission provided financial assistance for a feasibility study for the development of a Child Care Center by Century Housing Corporation. The Center opened in October 1997 and is the first demonstration site for Drew Head Start's full-day program. The Commission also provided financial assistance for playground equipment and supplies.
King/Drew Magnet High School of Medicine and Science	The Commission conveyed a 2.4-acre vacant site to the Los Angeles Unified School District to develop the high school. The Commission also served in an advisory capacity for the completion of the King/Drew Magnet High School of Medicine and Science by the Los Angeles Unified School District.
Property acquisition for the future campus expansion of Drew University	The Commission is continuing to assemble land for the future campus expansion of Drew University. In this effort, the Commission has acquired sites along Holmes Avenue, and Compton Avenue.
Planning	The Commission, with the Los Angeles County Department of Regional Planning, established the Willowbrook Zoning Consistency Plan for the Project Area. The Commission also assisted the Department to establish a Transit Oriented District adjacent to the Imperial Blue Line station.

ECONOMIC DEVELOPMENT and PUBLIC PROJECTS - continued

Wilmington Avenue Streetscape Project	The Commission completed construction of a .92 mile-long streetscape project along Wilmington Avenue between Imperial Highway and El Segundo Boulevard. The project includes installation of new landscaping, trash receptacles, crosswalks, lighting, and bus shelters.
Martin Luther King Jr./Charles Drew Medical Center Oasis Clinic	The Commission transferred four vacant lots to the County of Los Angeles for the relocation and expansion of the Martin Luther King Jr./Charles Drew Medical Center Oasis Clinic, the primary provider of HIV/AIDS care in South Central Los Angeles County.
Health care facility	The Commission entered into an exclusive right to negotiate with a developer for development of health care facility, which includes an eye care center, on a Commission-owned 3.2-acre site located at 118 th Street and Wilmington Avenue. During this period, the Commission secured architectural services to complete a program and concept design and provided predevelopment funding assistance to the developer. The developer completed a Business Plan and is currently working with the Commission to finalize a Disposition and Development Agreement for construction of the project.

III. GOALS AND OBJECTIVES FOR THE WILLOWBROOK REDEVELOPMENT PROJECT

The following goals and objectives are based on those contained in the original Redevelopment Plan.

- a. Improve the range and quality of housing in the Project Area through a combination of rehabilitation, move-on housing, and new construction, with specific emphasis on conserving or preserving residential uses in the Project Area.
- b. Eliminate economic and environmental deficiencies caused by extremely deep single lots, and create reasonably sized and shaped parcels through a re-designed street system.
- c. Provide land for recreational, community, educational and commercial facilities and services to meet the needs of the Willowbrook Community.

- d. Accommodate the I-105 Freeway and the satisfactory resolution of such problems as traffic flow, noise, and visual and physical barriers.
- f. Return of a large part of the under-developed and vacant Project Area land to greater residential use.
- g. Employ local residents in the construction and operation of various developments and other Redevelopment Plan implementing activity.
- h. Encourage and stimulate investment for businesses within the Project Area.

IV. PROPOSED PROJECTS, PROGRAMS AND EXPENDITURES WITHIN THE NEXT FIVE YEARS

This Implementation Plan and the projects listed below are designed to alleviate physical and economic blight by establishing a comprehensive redevelopment strategy as a catalyst for community development within the Project Area. The Implementation projects and programs are not intended in any way to pre-approve or limit projects or activities the Commission may seek to finance or carry out during the term of the Redevelopment Plan.

The completion of these planned projects and programs are contingent on the ability of the Commission to secure adequate funding for redevelopment efforts. The Commission's major funding source, CDBG, is allocated by the U.S. Department of Housing and Urban Development (HUD) on an annual basis, and is not certain for subsequent years, let alone for a five-year horizon. Additionally, the Commission's secondary source of revenues, tax increment, is allocated to the Commission annually based on the amount of increase in the property tax and is also difficult to project for the five-year period. Therefore, the estimates included in this Implementation Plan are not binding on the Commission and are listed for planning purposes only. Housing projects are detailed in Section VI.

a. Drew Medical Facility and Related Development

The Commission will assemble property for the campus expansion of Drew University in the Project Area. This process will include acquisition, relocation and demolition services. Expenditures for all such activities are presently estimated at \$1,000,000.

b. Commercial Development

This project will assist with the development of a health care facility compatible with the King/Drew Hospital, Drew University, and the King/Drew Magnet High School of Medicine and Science, at 118th Street and Wilmington Avenue. This project will include construction of the facility and related parking. Expenditures for this activity are presently estimated at \$20,000,000.

c. Kenneth Hahn Shopping Center

Continue to monitor the operations of the Kenneth Hahn Shopping Center to ensure that a quality shopping center is maintained that meets the needs of the community. Expenditures anticipated for this assistance are \$50,000.

d. Planning Studies

The Commission will conduct planning studies, as necessary, that will help guide and identify potential economic development projects. One of the first studies will be a "Parking Demand Study" to insure that there is adequate parking to accommodate present uses and future development. Anticipated expenditures for studies over the next five years are \$100,000.

e. Public Uses

Provide land for the development of a youth center to serve the needs of the Willowbrook community. Expenditures estimated for this center are \$300,000 over the next five years.

f. Code Enforcement

Provide enhanced zoning and building code enforcement services to ensure compliance with the applicable land use and building codes and safety requirements in the Project Area. Estimated cost for this service over five years is \$700,000, divided between the County's Regional Planning and Public Works departments.

g. Housing Rehabilitation

The Commission is to provide residential rehabilitation assistance to 40 low- and moderate- income property owners over the next five years, with an expected cost of \$750,000.

h. Housing Development

The Commission intends to develop approximately 80 affordable housing units on 11 vacant Commission-owned sites in the project area. The locations of two metro lines enable portions of the area to utilize Transit Oriented District incentives. Costs are unknown at this time.

V. HOW THE COMMISSIONS GOALS AND OBJECTIVES, PROJECTS, PROGRAMS AND EXPENDITURES WILL ELIMINATE BLIGHTING CONDITIONS

The Project Area is centrally located within the Willowbrook Community and is characterized by a wide range of uses. Residential areas are predominantly single-family. Local-serving commercial development is focused along portions of the major thoroughfares and includes the Kenneth Hahn Shopping Plaza

(completed with assistance by the Commission). The 105 Freeway and the Green Line Light Rail traverse the north edge of this area with a Station at Wilmington Ave. The Blue Line Light Rail runs along Willowbrook Avenue with a Station at Imperial Highway immediately adjacent to the Green Line Station.

Because the Project Area has been recognized as an area requiring substantial public economic development incentives to eliminate blighting conditions, specific projects and expenditures are proposed to eliminate blighting conditions.

King/Drew Hospital, Drew University, and the King/Drew Magnet High School of Medicine and Science can serve as a stimulus for economic development since they employ over 3,500 people. The Commission's goals, projects, and expenditures targeted at compatibility with the medical complex are intended to spur additional investment in the Willowbrook community leading to further employment opportunities.

The Commission's new affordable housing development, residential rehabilitation, and code compliance efforts help to eliminate structural deterioration and blighting conditions found in the residential sector of the Project Area while reducing land use incompatibilities.

Public financing of infrastructure and other public improvements create an environment that encourages private investment and business opportunities within the Project Area. Public improvements are also intended to assist with overall beautification.

The Commission's role in acquiring and assembling blighted properties to create larger developable sites desirable for private development will serve to eliminate the patterns of small parcelization and non-conforming uses.

A. THE COMMISSION'S TEN YEAR AFFORDABLE HOUSING COMPLIANCE PLAN

Beyond the requirements of the Commission to comply with Federal funding, the Commission must comply with the California Community Redevelopment Law for preservation and enhancement of the community's supply of low and moderate-income housing as it relates to each of the established redevelopment project areas.

The Low- and Moderate- Income Housing Plan must explain how the goals and objectives, projects and expenditures will implement the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 of the Community Redevelopment Law. These sections relate to the Commission's requirement to: 1) set aside 20 percent of the Project Area's tax increment revenues to increase, improve and preserve the community's supply of low- and moderate-income housing [33334.2, 33334.4, and 33334.6]; 2) assure that certain portions of new housing units developed with assistance by the Commission be provided to very low-, low- and moderate-income persons [333413]; and 3) provide for the replacement of housing units that are removed from the low- and moderate-income housing stock through the

Commission's activities [33413]. Because the Redevelopment Plan expires in 2012, housing activities are only being projected to that date and not beyond.

Among the goals and objectives of the Commission, the following will guide the implementation of the affordable housing requirements within the Project Area:

1. Return Project Area land to economic use through land assembly and new construction;
2. Provide a substantial number of housing units for families with low- to moderate-incomes;
3. Provide low-interest rehabilitation loans and grants for residential properties; and,
4. Develop affordable replacement housing within four years of demolition of housing stock.

In addition to the projects listed in Section IV, the following are projects and expenditures planned by the Commission for the Project Area in the eight-year period covered by this Compliance Plan that will implement the affordable housing requirements:

1. New development of housing in the Project Area on vacant or underutilized lots. The Commission's plan is to assist in the development of new construction of up to 100 affordable housing units throughout the Project Area, which will be restricted to low- and moderate-income families
2. Rehabilitation of residential structures that do not meet current housing codes. The Commission plans to spend approximately \$600,000 over the eight-year period to assist in the substantial rehabilitation of approximately 40 units of housing that will be restricted to low and moderate-income families.

These goals and objectives, projects and expenditures will implement the affordable housing requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 as follows:

1. Increase, Improve and Expand the Supply of Low- and Moderate-Income Housing [Sections 33334.2 and 33334.6]. The housing to be developed and rehabilitated as described above will utilize approximately \$1.35 million in Willowbrook Community Housing Trust Funds to increase, improve and expand the community's supply of low- and moderate-income housing over the next eight years. California's Community Redevelopment Law requires that an amount equal to 20% of tax increment generated by a project area must be set aside for the specific purpose of increasing or improving the community's supply of very low-, low- and moderate-income housing. As the amount of tax increment available from the Project Area is

generally \$700,000 per year, the amount of tax increment to be set aside is approximately \$140,000 per year, with this amount gradually increasing as property values rise in the Project Area. All housing described above, which will be financed by the set aside funds, will be subject to the income and affordability requirements of the law, and subject to recorded covenants evidencing such as very low-, or low- and moderate-income and affordability restrictions for the longest feasible time, but not less than the period required by State law and the Commission's policy.

2. Proportion of Very Low-, Low- and Moderate-Income Housing [Section 33334.4]. The County's most recent Regional Housing Needs Assessment found that of 52,232 housing units required throughout the County, 17% of these units should be very low-income, 14% low-income, 19% moderate-income, and the remainder above moderate-income. The Commission's low- and moderate-income housing fund expenditures will assist low- and moderate-income persons in at least these same proportions for the Project Area.
3. Estimate of Housing Production Figures and Use of Low- and Moderate-Income Housing Fund [Section 33490 (a)]. The current estimated housing production figures and proposed uses of the Willowbrook Community Housing Trust Funds are attached as Tables I and II.
4. Replacement Housing [Section 33413 (a)]. The Willowbrook Redevelopment Plan was adopted subsequent to January 1, 1976, the effective date of Section 33413. Therefore, the replacement housing provisions of Section 33413 (a) apply to the Willowbrook Redevelopment Project, pursuant to which, whenever homes of low- or moderate-income persons are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project, the Commission is required to replace those homes with an equal number of dwelling units, with an equal or greater number of bedrooms, available at affordable housing cost to, and occupied by, persons of the same income level, or below, those in the displaced units, within four years of the destruction or removal of the home. The exact number of homes inhabited by low- and moderate- income person that could be potentially displaced by redevelopment activity has not been determined, but the Commission recognizes this obligation.
5. Inclusionary Housing [Section 33413 (b)]. Pursuant to Section 33413(a), at least thirty percent (30%) of all new or substantially rehabilitated dwelling units developed by the Commission and at least fifteen percent (15%) non-Commission developed dwelling units within the Project Area must be made available to persons and families of low- to moderate-income at affordable housing costs. Moreover, not less than fifty percent (50%) of the dwelling units

developed by the Commission for low- to moderate-income persons or families and forty percent (40%) of the non-Commission developed units for low- to moderate-income persons or families must also be made available and occupied by very low-income households. Compliance with all inclusionary housing requirements, to the extent applicable, is addressed in this Plan.

Table I
Annual Housing Program
Section 33490 (a) (2)

HOUSING PRODUCTION	2005	2006	2007	2008	2009
Housing Units to be developed	Up to 10	Up to 10	Up to 10	Up to 10	Up to 10
Housing Units to be substantially rehabilitated	0	0	0	0	0
Housing Units to be price restricted (through acquisition of price restriction covenants for existing housing)	0	0	0	0	0
Housing Units to be otherwise assisted by the Commission	5	5	5	5	5
Housing Units to be destroyed as result of redevelopment	1	1	1	1	1

HOUSING PRODUCTION	2010	2011	2012
Housing Units to be developed	Up to 10	Up to 10	Up to 10
Housing Units to be substantially rehabilitated	0	0	0
Housing Units to be price restricted (through acquisition of price restriction covenants for existing housing)	0	0	0
Housing Units to be otherwise assisted by the Commission	5	5	5
Housing Units to be destroyed as result of redevelopment	1	1	1

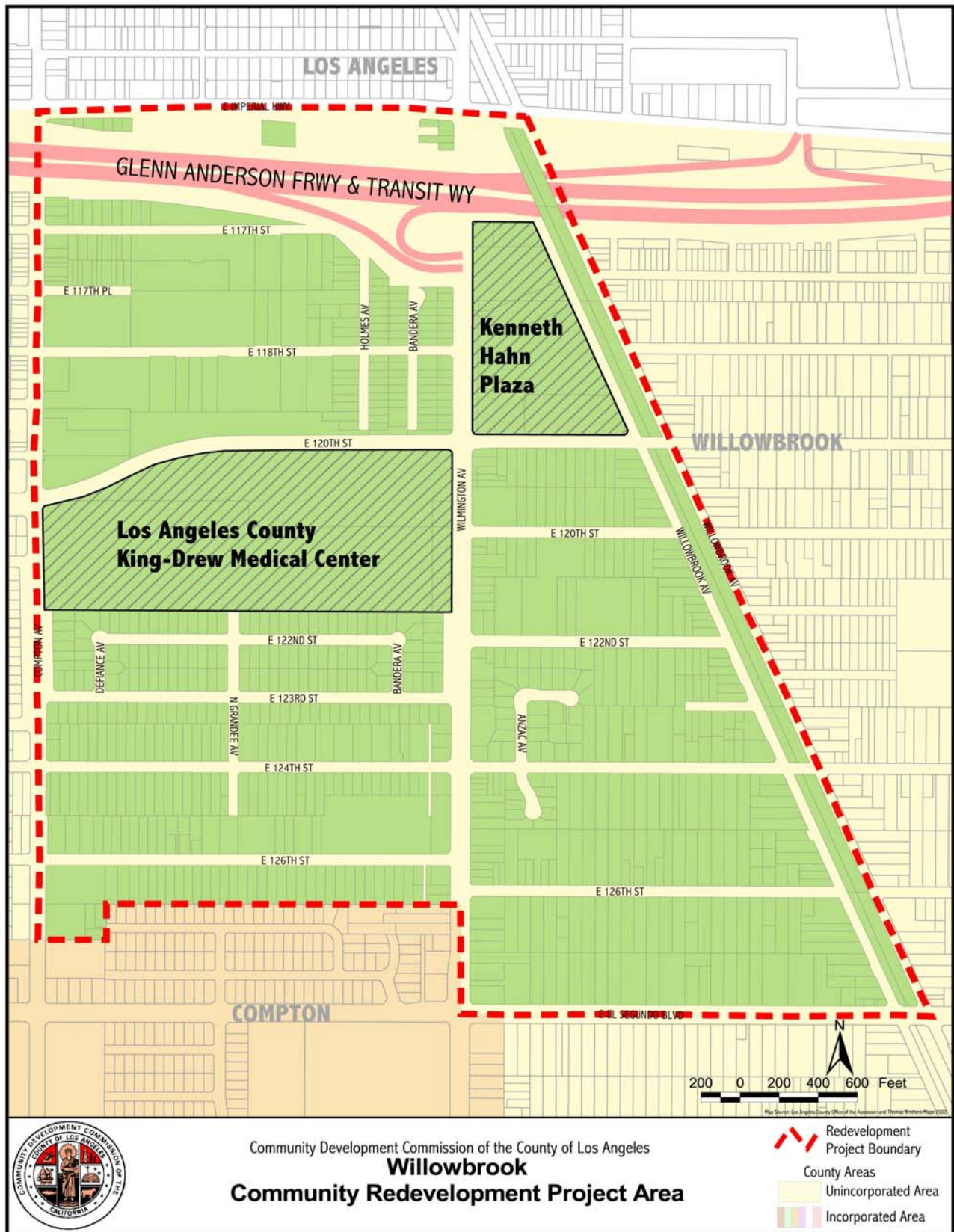
Table II
Annual Housing Program
Section 33490 (a) (2)

Note that while the Commission's redevelopment authority for Willowbrook expires in 2012, the Commission may continue to receive tax increment funds until 2022.

Annual Deposits (Fiscal Year) Low and Moderate- Income Housing Fund	2004- 2005	2005- 2006	2006- 2007	2007- 2008	2008- 2009
Annual Deposits (20% Tax Increment deposits)	\$159,738	\$162,933	\$166,192	\$169,516	\$172,906
Funds to be spent or committed annually to pay debt service on bonds used for affordable housing	0	0	0	0	0
Funds to be transferred to housing authority or another public entity	0	0	0	0	0

Annual Deposits (Fiscal Year) Low and Moderate- Income Housing Fund	2010- 2011	2011- 2012	2012- 2013
Annual Deposits (20% Tax Increment deposits)	\$176,364	\$179,891	\$183,488
Funds to be spent or committed annually to pay debt service on bonds used for affordable housing	0	0	0
Funds to be transferred to housing authority or another public entity	0	0	0

Exhibit A





**FIVE-YEAR REDEVELOPMENT
IMPLEMENTATION PLAN
2004-2009**

AND

**TEN-YEAR AFFORDABLE HOUSING
COMPLIANCE PLAN
2004-2014**

**FOR THE MARAVILLA
REDEVELOPMENT PROJECT AREA**

**COMMUNITY DEVELOPMENT COMMISSION
OF THE COUNTY OF LOS ANGELES**

**FIVE-YEAR IMPLEMENTATION PLAN
AND TEN-YEAR AFFORDABLE HOUSING COMPLIANCE PLAN
FOR THE
MARAVILLA REDEVELOPMENT PROJECT**

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List Of Exhibits

- Exhibit A: Location Map of the Maravilla Redevelopment Project Area**
- Exhibit B: Map of Eastside Light Rail Project**
- Exhibit C: Eastside Light Rail Transit Project Fact Sheet**

IV.
V. EXECUTIVE SUMMARY

The Maravilla Community Redevelopment Project, located in the heart of East Los Angeles, is a vital and dynamic part of the surrounding community. Although the project area, approximately one-third of a square mile in size, is predominantly residential, it is also home to a number of both manufacturing and commercial businesses that provide critical jobs to area residents. Many successful redevelopment activities have taken place in Maravilla over the past three decades. However, as the following Implementation Plan details, there are opportunities yet to be taken to move closer to the community's vision of:

A vibrant economy, quality affordable housing and a more livable community for all residents.

This Implementation Plan has been prepared by the Community Development Commission (Commission) of the County of Los Angeles and outlines a five-year integrated strategy for redevelopment projects in the Maravilla Community Redevelopment Project Area (Project Area). Also, as such, this Implementation Plan presents a future of redevelopment activities that builds upon the accomplishments that have taken place within Maravilla since the Project Area began in 1973.

The primary objectives of this Implementation Plan are part of an overall vision for the community and include: the strengthening and support of the local economy and the creation of jobs for Maravilla residents; the development and maintenance of quality affordable housing; and the creation of a livable community for all residents through provision of needed community services. With these strategic objectives in mind, the Implementation Plan outlines specific goals and programs that will be used to meet these objectives, along with the cost of each initiative.

Significant improvements have been made in the Project Area over the years, creating a history of successful redevelopment projects and community participation. For example, at the time of the adoption of the Community Redevelopment Project in Maravilla in 1973, serious blight existed in the neighborhood. Many commercial buildings did not meet code requirements or were constructed illegally, streets lacked landscaping, sidewalks, curbs and gutters and many homes in the area were in dangerous disrepair. A number of land uses were incompatible with residential areas and included businesses that were causing contamination and other health concerns.

Over the years, however, the community and the Commission have worked steadily to address these concerns. The vision that this Implementation Plan adheres to is a continuation of that commitment to create a vital, working and healthy community, through the initiatives outlined below.

Initiatives

In order to address the issue of supporting job creation and business development within the local economy, the following goals will be met:

- 15 Community Business Revitalization facade renovation projects
- Public Improvements on Cesar E. Chavez Avenue and Third Street, including installing pedestrian lighting, curb and gutter repair, and numerous aesthetic upgrades, including public art
- Upgrades to commercial and industrial infrastructure to support development
- New neighborhood commercial retail development

The need for affordable housing and to improve the housing stock of the Maravilla Project Area is on-going and will be addressed through the following:

- Housing rehabilitation program through Volunteers of East Los Angeles (VELA), 20 units to be rehabilitated through grant program
- Rehabilitation of the Kern Villa Apartments, consisting of 48 low-income units (13 two-bedroom and 35 three-bedroom units)

Efforts to create a more livable community will include:

- Code enforcement activities to address illegal dumping, zoning violations, lack of property maintenance, etc.
- Transit oriented pedestrian corridor
- Mixed-use pedestrian scale development
- New transit oriented commercial uses

Activity Matrix

This Implementation Plan proposes an ambitious five-year plan of projects and programs to implement the goals, objectives and actions of the Maravilla Redevelopment Plan. Although the neighborhood improvements proposed for the five-year period are incremental, the Implementation Plan has been prepared to create a vision and set priorities for redevelopment activities within the Project Area. In addition to the planned projects and programs, new opportunities will continue to be identified and evaluated.

The following matrix outlines and summarizes the overall efforts to promote the Commission's vision for the Maravilla Community Redevelopment Project.

**ACTIVITY MATRIX
FIVE YEAR IMPLEMENTATION PLAN EXECUTIVE SUMMARY
MARAVILLA REDEVELOPMENT AREA**

Vision: Assist in the development of a more vibrant economy, quality affordable housing, and a more livable community.

Strategic Objectives	Tactics	Initiatives Programs	Specific Goals	Estimated Expense
Strengthen and support local economy that provides jobs for Maravilla Residents	Revitalize commercial corridors	Community Business Revitalization (CBR)	15 CBR Projects	\$450,000
		Public Improvements	Upgrade commercial and industrial infrastructure as needed	\$250,000
		Parking Lots	Maintain public lots	\$60,000
	Shuttles Infrastructure (Bus Shelters etc.)	Transit Shuttle	Connect LRT to Community	\$200,000
	Create sites for commercial development	Parcel Assembly, demolition, clearance	New Neighborhood commercial development	\$1,500,000
	Direct business financial assistance	Commission Business Loan program	10 loans	Non-redevelopment activity undetermined
Affordable Housing	Preserve housing stock	VELA housing rehabilitation	10 units	\$250,000
		Kern Villa Rehabilitation	48 Units	\$800,400
Livable Community	Design Review	Support East Los Angeles Community Standards District	Improve Physical Enhancements	Redevelopment Staff
	Directly address blighting influences	Code enforcement	Livable neighborhoods	\$150,000
	Pedestrian Corridor	Mednik to Floral Ceasar E. Chavez to Mednik	Pedestrian Safety/ Wayfinding-Signage Program, Lighting	\$100,000
	Promote mixed-use, pedestrian-scale development	Encourage Public/Private Joint Ventures	Preserve urban fabric/Create mixed-use/in-fill opportunities.	Public/Private Joint Cooperation

VI. I. PURPOSE OF THIS IMPLEMENTATION PLAN, REDEVELOPMENT
ACTIVITIES, AND THE ROLE OF THE COMMUNITY DEVELOPMENT COMMISSION
OF THE COUNTY OF LOS ANGELES

Implementation Plan

This Implementation Plan has been prepared to comply with Section 33490 of the California Health and Safety Code. Section 33490 requires that California redevelopment agencies adopt five-year implementation plans that state the goals and objectives for redevelopment within established redevelopment project areas, show how proposed projects, programs and expenditures will alleviate blight, and how the redevelopment requirements for low- and moderate-income housing will be met. The Implementation Plan is effective from December 31, 2004 until December 31, 2009. The Commission may amend this Implementation Plan after a public hearing.

Maravilla Community Redevelopment Project Area

The Maravilla Community Redevelopment Project Area (Project Area) is located within the East Los Angeles community at the northeast section of the 60 (Pomona) and 710 (Long Beach) freeway intersection (see **Exhibit A**). Cesar E. Chavez Avenue transects the Project Area from east to west and provides neighborhood-serving commercial uses. Manufacturing uses, which combined employ hundreds of persons, are found along Ford Boulevard and Floral Avenue. Auto-related and other commercial uses are found along Third Street at the southern end of the Project Area. The remainder of the Project Area includes residential uses, primarily single family residences. The Project Area consists of the following land uses, divided approximately as follows:

<u>Type:</u>	<u>Land Area:</u>	<u>Number of Parcels:</u>
Residential	80 Acres	665
Industrial	13 Acres	61
Commercial	18 Acres	121
Institutional	18 Acres	31

Community Development Commission as Redevelopment Agency for Maravilla

The Board of Supervisors of the County of Los Angeles, as the legislative body approving redevelopment plans, adopted the Redevelopment Plan for the Maravilla Redevelopment Project Area (Redevelopment Plan) on February 20, 1973. Since 1982, the Commission, as the governmental entity responsible for carrying out the activities of redevelopment, has led a program for revitalization in the Project Area that encompasses redevelopment in the form of community development, housing, neighborhood preservation, and economic development.

Redevelopment Plan

The Redevelopment Plan includes activities that the Commission may undertake to enhance revitalization. The authority to conduct redevelopment activities is granted to the Commission under the California Community Redevelopment Law. Redevelopment activities authorized by the Redevelopment Plan include land assembly, acquisition of property, land clearance for new development, relocation assistance to residents and businesses which are displaced by the Commission's actions, rehabilitation of buildings, installation or upgrading of public infrastructure and facilities, development and improvement of low- and moderate-income housing, selling or leasing land, entering into agreements to redevelop property, and meeting with the community to formulate goals, objectives, programs, and plans for future improvements. The Redevelopment Plan expires on February 20, 2013.

Tax Increment

One of the major powers of redevelopment is the Commission's ability to reserve tax increment for reuse in the Project Area for commercial, industrial, and public facilities development, and for affordable housing. Tax increment is generated when the property tax collected within the Project Area increases due to the improvements in the neighborhood. Although tax increment is an important revenue source for the funding of projects and programs, the limited amount of tax increment generated within the Maravilla Project Area means that the Commission has had to rely on other sources of revenue to fund activities in the Project Area. A chart of projected tax increment revenues for the Maravilla Redevelopment Project is included with this Plan as **Table I**. The major source of funds used in the Project Area are federal Community Development Block Grant (CDBG) funds, which are allocated annually.

Planning and Community Involvement

This Implementation Plan and the community participation process will help guide redevelopment activities within the remaining years of the Redevelopment Plan to assure that priorities are met and that revitalization is achieved. This Implementation Plan is only part of the Commission's planning efforts. Other planning efforts include the Consolidated Plan (a federal requirement), CDBG annual budget, design guidelines and standards, land use planning, and community participation.

This Implementation Plan was presented to the Maravilla Community Advisory Committee (CAC) in draft form. The CAC acts as a citizen advisory body to the Commission regarding redevelopment and community issues in Maravilla. The Commission works closely with the CAC when considering development proposals and seeks the CAC's recommendation on all plans and projects in the Project Area when the Commission participates financially.

VII. II. ACCOMPLISHMENTS WITHIN THE MARAVILLA REDEVELOPMENT PROJECT AREA

The Commission has been successful in reducing blight in the Project Area by participating in a number of redevelopment projects and programs. When the Maravilla Community Redevelopment Project was established in 1973, the area was characterized as very blighted, and contained many underutilized properties, incompatible land uses, deteriorated buildings, and generally distressed physical and socio-economic conditions. The Commission's activities have addressed many of the blighting conditions, which has resulted in making Maravilla more viable, active and stable with safe, affordable housing and an improved and successful commercial shopping area. The following list describes many of the Commission's investments in the last five years.

Economic Revitalization

VIII. ACCOMPLISHMENTS FROM 2000-2004

1.

Commercial Façade Improvements

- The Community Business Revitalization (CBR) program provides grants for façade improvements of commercial buildings. A total of 31 commercial rehabilitation projects throughout the Project Area were completed. The completion of the CBRs improved the physical appearance of the area and helped spur commercial investment while improving the goods and services offered in the area.

Public Improvements and Infrastructure

- Funded and completed construction of off-site and tenant improvements at the East Los Angeles Civic Center Plaza, a 30,000 sq. ft commercial center consisting of office, retail and restaurant uses.

Streetscape Improvements

- To compliment commercial development on Ford Boulevard and Mednik Avenue, repairs to the sidewalk, curb and gutters were completed.

Land Assembly/Site Purchase for Affordable Housing and Commercial and/or Industrial Development

- Purchased blighted properties along 3rd Street for future commercial or multi-family development.
- Purchased blighted property on Mednik Avenue to assist with the expansion and construction of commercial development

Parking Lots

- In order to provide additional parking for the Cesar E. Chavez Avenue business district, the Commission leased Caltrans right-of-way property

and financed the construction of two parking lots on Ford Boulevard. The parking lots provide over 100 spaces.

- Blighted properties located on Cesar E. Chavez Avenue were purchased to construct public parking with approximately 25 spaces for patrons of the business district.

Code Enforcement

- Funded code enforcement efforts that proactively enforced Los Angeles County building codes related to maintenance, zoning, and nuisances specifically related to blighted conditions and properties in the project area.

East Los Angeles Family Resource Center

- Purchased and completed construction of the 23,000 square foot East Los Angeles Family Resource Center at 4701 E. Cesar E. Chavez Avenue. The center provides services to families of children with physical and developmental disabilities, provides mental health services to meet the needs of the East Los Angeles area and surrounding communities and provides services to the community at large.

Affordable Housing

- The Commission provided funding for rehabilitation of 30 homes owned by low- and moderate- income residents.

IX. III. GOALS AND OBJECTIVES FOR THE MARAVILLA REDEVELOPMENT PROJECT

The Commission's overall vision for the Maravilla Redevelopment Project is to assist in the development of a more vibrant economy, provide quality affordable housing, and to help build a more livable community. In addition, there are opportunities to integrate the planned Eastside Light Rail Line into the redevelopment effort.

The specific goals for the Project Area adopted in the original 1973 Redevelopment Plan are as follows:

- Achieve an optimal balance and harmonious land-use configuration in accordance with the revealed needs and preferences of the residents of LA COMUNIDAD DE MARAVILLA.
- Eliminate, prevent and discourage the promulgation of blighting conditions and encourage preservation, rehabilitation, and development of the Project Area to the extent permitted by law, and as specified in this Plan.
- Eradicate negative environmental influences and deficiencies.
- Seek and achieve a physical environment that reflects and accentuates the architecture-landscaping attributes inherent to the Mexican culture.

- Preserve and enhance historical landmarks.
- Eliminate encumbrances to land disposition, conservation, and/or development in clearance through assembly of land into standard sized and shaped parcels by improved street systems and adequate public facilities strategically located in the Project Area.
- Remove structurally substandard buildings to permit the land resource in the Project Area to be devoted to its highest and best use through new construction.
 - Ensure that the Redevelopment Plan is consistent with all aspects of the Environmental Development Guide (EDG) of the Regional Planning Commission of the County of Los Angeles.
 - Provide a substantial number of housing units of low and moderate cost.

X.

XI. IV. PROPOSED PROJECTS, PROGRAMS AND EXPENDITURES WITHIN THE NEXT FIVE YEARS

This Implementation Plan and the projects listed below are designed to alleviate physical and economic blight by establishing a comprehensive redevelopment strategy as a catalyst for community development within the Project Area. The implementation projects and programs are not intended in any way to pre-approve or limit projects or activities the Commission may seek to finance or carry out during the term of the Redevelopment Plan.

The completion of these planned projects and programs is contingent on the ability of the Commission to secure adequate funding for redevelopment efforts. The Commission's major funding source, CDBG, is allocated by the Federal government on an annual basis, and is not certain for subsequent years, let alone over a five-year horizon. Additionally, the Commission's secondary source of revenues, tax increment, is allocated to the Commission annually based on the amount of increase in property taxes, and is also an estimate for the five-year period. Therefore, the estimates included in this Implementation Plan in no way bind the Commission and are listed for planning purposes only. The anticipated annual program expenditures for these projects are listed on **Table II**.

Although the Commission will continue its programs to develop affordable housing and provide for residential rehabilitation, the focus of its efforts within the next five years will concentrate on developing public/private partnerships to increase business investment in the area and generate employment opportunities for existing residents. The Commission remains committed to the owner participation process in the hope that local qualified owners and tenants will participate in the redevelopment of the Project Area.

Additionally, the Commission will maximize the opportunity for the community to benefit from the Eastside Light Rail Project and will attempt to minimize the disruptive effects that construction of the Rail Project will entail.

Housing activities are detailed in Section VI.

Economic Revitalization

- As part of continued efforts to improve the physical infrastructure of the project area, 15 façade improvement and rehabilitation projects will be completed as part of the Commercial Business Revitalization project. The commercial structures will receive exterior renovations to enhance the aesthetic appeal of the community's business areas.
- The Commission is in discussion with a property owner to develop a mixed-use project for the southwest corner of Cesar E. Chavez Ave. and Mednik Ave. The proposed development will consist of 8,108 sq. ft. of retail, 3,137 sq. ft. of restaurant use, 11,945 sq. ft. of residential units and 24,172 sq. ft. of underground parking containing 98 parking spaces.

Housing Activities

- Acquisition and rehabilitation of a 49-unit housing development. The property is Project Based Section 8 with annual renewals and will cost approximately \$800,000 in tax increment funds.
- Rehabilitation of 10 homes by Volunteers of East Los Angeles

Public Improvements

- Provide assistance in the construction of public improvements and infrastructure including off-site improvements necessary for the various commercial and industrial developments in the project area.

Streetscape Improvements

- Installation of 27 pedestrian lights along Cesar E. Chavez Avenue.
- Complete sidewalk, curb and gutter repairs
- Underground utility conversion project along Cesar E. Chavez Avenue and Third Street.
- Installation of bus shelters and trash receptacles along Cesar E. Chavez Avenue.

Land Assembly

- This program concentrates on purchasing sites on a voluntary basis for new affordable housing and commercial and industrial development on key project area sites. The Commission will acquire, demolish and clear sites in cooperation with local property owners and tenants in order to assemble land into suitable sites for new development. The Commission will assist developer's work through the entitlement process. Expenditures anticipated for these activities have not been determined.

PROJECTS AND PROGRAMS TO INTEGRATE THE EASTSIDE TRANSIT CORRIDOR LIGHT RAIL PROJECT INTO THE PROJECT AREA AND THE REGION

The Eastside Light Rail Project is scheduled to begin construction within the time frame of this Implementation Plan, and the Maravilla CAC and the Commission are actively participating in the planning stage so the MTA can allay community concerns and maximize community benefits. The Commission will work with the MTA to pursue funding opportunities for rail related projects including infrastructure, mitigation, and public improvements.

The alignment of the line and location of the stations as illustrated on **Exhibits B and C** form the basis to create strong community linkages that can improve transit and support further community economic development. The Maravilla CAC has recommended that the MTA add a rail stop at the corner of East 3rd Street and Ford Boulevard.

- **Pedestrian Corridors in Maravilla**

Integration of the Eastside Light Rail Project into the community focuses upon the creation of pedestrian corridors to link business, commercial, residential and recreational parts of the Maravilla community to the Eastside Light Rail Project. Wider sidewalks, pedestrian lighting, street furniture, landscaping, and safety devices are envisioned as essential features along the following corridors.

- Mednik Ave. from Third Street to Floral would link the community with the Light Rail Station at 3rd and Mednik.
- Cesar E. Chavez Avenue is the commercial corridor Light Rail riders will walk to within the Project Area. Enhancement of this corridor will compliment the projected arrival of the Eastside Light Rail Project to improve access to Maravilla businesses while providing a viable transportation option.
- **Transit Shuttles/Feeder service**

Transit and feeder service from the Light Rail Transit station can service the community, Los Angeles Corporate Center, and the Whittier Boulevard Commercial Corridor to the south. Recently started shuttles could be slightly modified as needed and service increased when light rail service starts.

- **Development Compatibility**

Development that is compatible with transit services will maximize use of the transit system. Pedestrian friendly mixed-use infill development projects should be encouraged on any vacant parcels along Mednik or Cesar Chavez Avenues leading to the Light Rail Transit Station. Commercial development should reinforce pedestrian oriented walking paths connecting the Light Rail Station with the community. Land use

strategies to integrate pedestrian corridors and light rail include encouragement of the following:

- Appropriate scale community-serving commercial uses close to the street while meeting parking requirements to encourage a safe extended hour pedestrian environment near the light rail station.
- Apartments situated above stores that provide accessible housing for those of limited mobility and seniors near stations eases their access to the Light Rail Station.
- Minimizing Construction Impacts

Construction of the Eastside Light Rail Project will cause some disruptions to local businesses and residents. The Commission will request that the MTA work with the Commission to plan its construction programs to minimize these disruptions and to help ensure that rail related projects are completed in a timely manner. The Commission will work with the MTA to ensure residents and businesses receive prompt and adequate notification of street closures, parking restrictions, and traffic controls are made to the community.

XII. V. HOW THE COMMISSION'S GOALS AND OBJECTIVES, PROJECTS, PROGRAMS AND EXPENDITURES WILL ELIMINATE BLIGHTING CONDITIONS

The state's definition of blight was substantially changed in 1994, well after the Maravilla Redevelopment Project was established in 1973. Under the current law (California Health and Safety Code Sections 33030 and 33031), blighting conditions can be summarized as follows:

- Physical Conditions
 - Unsafe Buildings
 - Physically Obsolete Structures
 - Incompatible Uses
 - Irregular Lots
- Economic Conditions
 - Low Property Values/Hazardous Waste
 - Economically Obsolete (High business vacancies, abandoned buildings, excessive vacant lots, etc.)
 - Residential Overcrowding
 - High Crime Rate
- Infrastructure
 - Inadequate Public Improvements

These conditions are known to exist in the Project Area. **Table III** illustrates how the current plans and projects will directly address blighting influences in the Project Area.

The Commission's goals and objectives, projects, programs, and expenditures are to continue the Project Area improvements that began in 1973, as well as to prevent the recurrence or re-introduction of blight. Projects with a residential component address a

fundamental redevelopment purpose, the provision of low and moderate-income housing.

XIII. VI. LOW AND MODERATE-INCOME HOUSING TEN YEAR COMPLIANCE PLAN

Beyond the requirements of the Commission to comply with Federal funding, the Commission must comply with the California Community Redevelopment Law for preservation and enhancement of the community's supply of low- and moderate-income housing as it relates to each of the established project areas.

The Implementation Plan must explain how the goals and objectives, projects and expenditures will implement the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 of the California Health and Safety Code. These sections relate to the Commission's requirement to: 1) set aside 20 percent of the Project Area's tax increment revenues to increase, improve and preserve the community's supply of low- and moderate-income housing [33334.2, 33334.4, and 33334.6]; 2) assure that a certain percentage of new housing units developed with assistance by the Commission be provided to very low-, low- and moderate-income persons [33413(b)]; and 3) provide for the replacement of housing units that are removed from the low- and moderate-income housing stock through the Commission's activities [33413(a)].

Among the goals and objectives of the Commission, the following will guide the implementation of the affordable housing requirements within the Project Area:

1. Return Project Area land to economic use and new construction;
5. Develop vacant lots to create new sites for residential uses;
6. Provide a substantial number of housing units for families with low-to moderate-incomes;
7. Provide low interest rehabilitation loans and grants for residential properties; and,
8. Develop affordable replacement housing within four (4) years of demolition from housing stock.

The following are projects and expenditures planned by the Commission for the Project Area over the five-year period covered by this Implementation Plan that will satisfy the affordable housing requirements:

These goals and objectives, projects and expenditures will implement the affordable housing requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 of the California Health and Safety Code as follows:

1. Increase, Improve and Expand the Supply of Low- and Moderate-Income Housing [Sections 33334.2 and 33334.6]. The housing to be developed and rehabilitated as described above will utilize approximately \$1,050,000 in Low- and Moderate-income Housing Trust Funds to increase, improve and expand the community's supply of low- and moderate-income housing over the next ten (10) years. California's Community Redevelopment law requires that an amount equal to 20% of tax increment generated by a project area must be set aside for the specific purpose of increasing or improving the community's supply of very low-, low- and moderate-income housing. As the amount of tax increment available from the Project Area is generally \$800,000 per year, the amount of tax increment to be set aside is approximately \$200,000 per year, which is expected to gradually increase as property values in the Project Area rise. All housing described above, which will be financed by the set aside funds, will be subject to the income and affordability requirements of the law, and subject to recorded covenants evidencing such as very low-, or low- and moderate-income and affordability restrictions for the longest feasible time, but not less than the period required by state law and the Commission's policies.
2. Public Policy for Expenditure of Housing Funds [Section 33334.4]. The County's most recent Regional Housing Needs Assessment found that of 52,232 housing units required throughout the County, 17% of these units should be very low-income, 14% low-income, 19% moderate-income, and the remainder above moderate-income. The Commission's low- and moderate-income housing fund expenditures will assist low- and moderate-income persons in at least these same proportions for the Project Area.
3. Estimate of Housing Production Figures and Use of Low- and Moderate-Income Housing Fund [Section 33490 (a)]. The current estimated housing production figures and proposed uses of the Maravilla Low- and Moderate-Income Housing Trust Funds are attached as **Tables IV and V.**
4. Replacement Housing [Section 33413 (a)].
The Maravilla Redevelopment Plan was adopted prior to January 1, 1976, the effective date of Section 33413(a). However, subdivision (d)(1) provides that this section is now applicable to all redevelopment activities after January 1996 regardless of the date of plan adoption. Pursuant to which, the Commission is required to replace any dwelling units occupied by persons of low- or moderate- income removed as a part of a redevelopment project within four years of the removal. The Commission shall rehabilitate, develop, or construct, or cause to be rehabilitated,

developed, or constructed, for rental or sale to persons and families of low- or moderate-income, an equal number of replacement dwelling units that have an equal or greater number of bedrooms as the units removed.

5. Inclusionary Housing [Section 33413 (b)]. The Maravilla Redevelopment Plan was adopted prior to January 1, 1976, the effective date of Section 33413. Therefore, the inclusionary housing provisions of Section 33413 (b) do not apply to the Maravilla Redevelopment Project.

Table I

**Five-Year Implementation Plan
Tax Increment Projections
Maravilla Redevelopment Project**

	Fiscal Year						
	2003-2004	2004-2005	2005-06	2006-07	2007-08	2008-09	2009-10
I. Real Property Value (\$)	113,172,162	115,435,605	117,744,317	120,099,203	122,501,188	124,951,212	127,450,235
Prop 13 Inflation Factor	0.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Prop 13 Inflation Increase		2,263,443	2,308,712	2,354,886	2,401,985	2,450,024	2,499,023
Total Real Property	113,172,162	115,435,605	117,744,317	120,099,203	122,501,188	124,951,212	127,450,235
Unsecured Value	4,533,077	4,533,077	4,533,077	4,533,077	4,533,077	4,533,077	4,533,077
II. Total Project Value	117,705,239	119,968,682	122,277,394	124,632,280	127,034,265	129,484,289	131,983,312
Base Value	(19,997,980)	(19,997,980)	(19,997,980)	(19,997,980)	(19,997,980)	(19,997,980)	(19,997,980)
Increment Over Base	97,707,259	99,970,702	102,279,414	104,634,300	107,036,285	109,486,309	111,985,332
III. Gross Tax Increment at 1%	977,072	999,707	1,022,794	1,046,343	1,070,362	1,094,863	1,119,853
IV. Net Tax Increment	781,658	799,765	818,235	837,074	856,290	875,890	895,882
Housing Set Aside	195,414	199,941	204,558	209,268	214,072	218,972	223,970

Note: Tax Levy amounts reflect the 1% basic tax rate and do not include voter-approved debt levy, state take-aways, supplemental tax revenues, and County adjustments for appeals or delinquencies.

Table II**XIV. FIVE-YEAR IMPLEMENTATION PLAN****Estimated Program Expenditures****Maravilla Redevelopment Project***a. Non-Redevelopment Programs Excluded***January 1, 2005 – December 31, 2009**

Program Expenditures	2005	2006	2007	2008	2009
Community Business Revitalization	\$80,000	80,000	80,000	80,000	80,000
Public Improvements	50,000	50,000	50,000	50,000	50,000
Pedestrian Improvements	53,000	3,000	3,000	3,000	3,000
Land Assembly/Site Purchase for Housing, Commercial, and Industrial Development	300,000	300,000	300,000	300,000	300,000
Parking Lot Maintenance	12,000	12,000	12,000	12,000	12,000
Code Enforcement	30,000	30,000	30,000	30,000	30,000
Housing Rehabilitation	50,000	50,000	50,000	50,000	50,000
Kern Villa Rehabilitation	800,000				
TOTALS	\$1,375,000	\$525,000	\$525,000	\$525,000	\$525,000

GRAND TOTAL: \$3,475,000

Table III

Five-Year Implementation Plan

Project and Program Links to Blighting Influences

a. *Maravilla Redevelopment Project*

BLIGHTING INFLUENCES

PROJECTS & PROGRAMS	Unsafe Buildings	Physically Obsolete	Incompatible Uses	Irregular Lots	Low Property Values/Hazardous Waste	Economically Obsolete	Residential	High Crime Rate	Inadequate Public Improvements
Community Business Revitalization	X	X			X	X			
Public Improvements						X			XV. X
Infrastructure Improvements						X		X	X
Land Assembly/Site Purchase for Housing, Commercial, and Industrial Development	X	X	X	X	X	X			
Public Parking Lots						X			X
Code Enforcement	XVI. X		X				X	X	
Housing Development							XVII. X		
Housing Rehabilitation									

	X	X			X		X		
Pedestrian Corridor					X	X			X
Promote mixed-use pedestrian scale development	X	X	X	X	X	X	X	X	X
Transit Shuttle									X

Table IV
10 Year Low-Mod Housing Compliance Plan
Section 33490 (a) (2)

HOUSING PRODUCTION	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
Housing Units* to be developed	0	0	0	0	0
Housing Units To be substantially Rehabilitated	2	51	2	2	2
Housing Units to be Price Restricted (through acquisition of price restriction covenants for existing housing)	0	48	0	0	0
Housing Units to be Otherwise Assisted By the Commission	0	0	0	0	0
Housing Units to be Destroyed as result of Redevelopment**	0	0	0	0	0

Table IV (Continued)

HOUSING PRODUCTION	2008-2009	2009-2010	2010-2011	2011-2012	2013
Housing Units* to be developed	0	0	0	0	0
Housing Units To be substantially Rehabilitated	2	2	2	2	2
Housing Units to be Price Restricted (through acquisition of price restriction covenants for existing housing)	0	0	0	0	0
Housing Units to be Otherwise Assisted By the Commission	0	0	0	0	0
Housing Units to be Destroyed as result of Redevelopment**	0	0	0	0	0

*Infill housing development.

**Although the Commission is not required to comply within the replacement housing obligation for the Maravilla Project Area, the Commission has fulfilled its replacement housing obligations through extensive development of low- and moderate-income housing.

Table V
Annual Housing Program
Section 33490 (a) (2)

Low- and Moderate-Income Housing Fund	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
Annual Deposits (20% Tax Increment)	\$195,414	199,941	204,558	209,268	214,072
Funds to be spent or Committed annually to pay debt service on bonds used for affordable housing	0	0	0	0	0
Funds to be transferred to housing authority or another public entity	0	0	0	0	0

Table V
(Continued)

Low- and Moderate-Income Housing Fund	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013
Annual Deposits (20% Tax Increment)	\$218,972	223,970	228,449	233,018	237,678
Funds to be spent or Committed annually to pay debt service on bonds used for affordable housing	0	0	0	0	0
Funds to be transferred to housing authority or another public entity	0	0	0	0	0



**FIVE-YEAR REDEVELOPMENT
IMPLEMENTATION PLAN
2004-2009**

AND

**TEN-YEAR AFFORDABLE HOUSING
COMPLIANCE PLAN
2004-2014**

**FOR THE EAST RANCHO DOMINGUEZ
REDEVELOPMENT PROJECT AREA**

**COMMUNITY DEVELOPMENT COMMISSION
OF THE COUNTY OF LOS ANGELES**

**FIVE-YEAR IMPLEMENTATION PLAN
2005-2009**

And

**TEN-YEAR LOW- AND MODERATE- INCOME HOUSING PLAN
2005-2014**

**FOR THE
EAST RANCHO DOMINGUEZ REDEVELOPMENT PROJECT**

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**FIVE-YEAR REDEVELOPMENT
IMPLEMENTATION PLAN
2004-2009**

AND

**TEN-YEAR AFFORDABLE HOUSING
COMPLIANCE PLAN
2004-2014**

**FOR THE WILLOWBROOK
REDEVELOPMENT PROJECT AREA**

**COMMUNITY DEVELOPMENT COMMISSION
OF THE COUNTY OF LOS ANGELES**

**FIVE-YEAR IMPLEMENTATION PLAN
AND
TEN-YEAR AFFORDABLE HOUSING PLAN
FOR THE
WILLOWBROOK COMMUNITY REDEVELOPMENT PROJECT**

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XVIII. PURPOSE OF THIS IMPLEMENTATION PLAN, REDEVELOPMENT ACTIVITIES, AND THE ROLE OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES

This Implementation Plan has been prepared to comply with Section 33490 of the California Community Redevelopment Law. Section 33490 requires that California redevelopment agencies adopt five-year implementation plans that state the goals and objectives for redevelopment within established redevelopment projects areas, demonstrate how proposed projects, programs and expenditures will eliminate blight, and demonstrate how the redevelopment requirements for low- and moderate-income housing will be met. Additionally, the Implementation Plan contains the Commission's Ten-Year Affordable Housing Compliance Plan for the Community Development Commission (Commission) of the County of Los Angeles. This Implementation Plan may be amended at any time after a public hearing.

The Los Angeles County Board of Supervisors, as the legislative body approving redevelopment plans for project areas in unincorporated areas of the County, adopted the Willowbrook Community Redevelopment Plan (Redevelopment Plan) for the Willowbrook Community Redevelopment Project Area (Project Area) on October 16, 1977. The 365-acre Project Area is generally bounded on the north by Imperial Highway, on the south by El Segundo Boulevard, on the west by Compton Avenue, and on the east by Willowbrook Avenue. See Exhibit "A" for a map of the Project Area.

The Commission acts as the redevelopment agency within designated redevelopment project areas in the unincorporated area of the County. The Project Area is one of the County's four redevelopment projects. The Commission is the governmental entity responsible for carrying out redevelopment activities under the Redevelopment Plan until it expires in 2012. The ability to conduct redevelopment activities is granted to the Commission through the California Community Redevelopment Law. Redevelopment activities authorized by the Redevelopment Plan include: land assembly; acquisition of property; clearance of land to create sites that foster new development; relocation assistance to residents and businesses which are displaced by the Commission's actions; installation or upgrade of public infrastructure and facilities; new construction and rehabilitation of low- and moderate-income housing; selling or leasing land; and entering into agreements with existing property owners or outside developers to redevelop specific properties.

This Implementation Plan, as amended from time to time, will help guide redevelopment activities within the remaining years of the Redevelopment Plan to assure that priorities are met and that revitalization is achieved. This Implementation Plan is only part of the Commission's planning efforts. Other planning activities include the Consolidated Plan (a federal requirement), Community Development Block Grant (CDBG) annual budget, design guidelines and standards, land use planning, and community participation.

XIX. ACCOMPLISHMENTS WITHIN THE WILLOWBROOK REDEVELOPMENT PROJECT AREA

In 1983, the Commission initiated major land acquisition projects for several developments including the Kenneth Hahn Shopping Center and the campus expansion for the Charles R. Drew University of Medicine and Science (Drew University). In addition, substantial rehabilitation activities have occurred within the Project Area through loans and grants provided by the Commission to property owners.

As a consequence of these redevelopment projects and expenditures, employment opportunities have increased significantly in the Project Area. Willowbrook residents comprise a significant portion of the 3,000 plus employees at the Martin Luther King, Jr./Charles Drew Medical Center (King/Drew Hospital) and Drew University. The Kenneth Hahn Shopping Center has created new jobs, where a number of Willowbrook residents are also employed.

More recently, the Commission's redevelopment program aimed at affordable housing development and economic development has completed or initiated the following projects within the past five years.

HOUSING PROJECTS

PROJECT	DESCRIPTION
Willow Springs Homeownership Development	The Commission provided assistance with the development of 10 single-family affordable condominium units to include secondary financing to low- and moderate-income homebuyers, construction of off-site improvements, and a land-write down to the developer.
Century Park Townhomes	The Commission provided assistance with the development of 11 single-family affordable townhomes to include secondary financing to low- and moderate-income homebuyers.
Rosewillow Townhomes	The Commission provided assistance with the development of 8 single-family affordable condominium units to include predevelopment and construction financing, and secondary financing to eight low- and moderate-income homebuyers.
The Village at Willowbrook	The Commission assisted with the development of 34 single-family homes, 19 available to low- and moderate- income families and 15 at market rate. The Commission provided secondary financing to the homebuyers purchasing the price-restricted units.
El Segundo Multi-Family Rental Housing Development	The Commission assisted with the construction of 25 units of multi-family rental housing for low-income families.

HOUSING PROJECTS - continued

Residential Rehabilitation	The Commission provided residential rehabilitation assistance to 38 property owners in the form of grants and loans.
Planning for affordable housing development on Commission-owned vacant sites	The Commission has begun planning for the development of affordable housing on 11 Commission-owned vacant sites within the Project Area.

ECONOMIC DEVELOPMENT and PUBLIC PROJECTS

PROJECT	DESCRIPTION
Denny's restaurant	The Commission assisted with the development of the Denny's restaurant located in the Kenneth Hahn Shopping Center, the first sit-down restaurant within the Watts/Willowbrook Area since the 1965 Watts Riots.
Child Care Center	The Commission provided financial assistance for a feasibility study for the development of a Child Care Center by Century Housing Corporation. The Center opened in October 1997 and is the first demonstration site for Drew Head Start's full-day program. The Commission also provided financial assistance for playground equipment and supplies.
King/Drew Magnet High School of Medicine and Science	The Commission conveyed a 2.4-acre vacant site to the Los Angeles Unified School District to develop the high school. The Commission also served in an advisory capacity for the completion of the King/Drew Magnet High School of Medicine and Science by the Los Angeles Unified School District.
Property acquisition for the future campus expansion of Drew University	The Commission is continuing to assemble land for the future campus expansion of Drew University. In this effort, the Commission has acquired sites along Holmes Avenue, and Compton Avenue.
Planning	The Commission, with the Los Angeles County Department of Regional Planning, established the Willowbrook Zoning Consistency Plan for the Project Area. The Commission also assisted the Department to establish a Transit Oriented District adjacent to the Imperial Blue Line station.

ECONOMIC DEVELOPMENT and PUBLIC PROJECTS - continued

Wilmington Avenue Streetscape Project	The Commission completed construction of a .92 mile-long streetscape project along Wilmington Avenue between Imperial Highway and El Segundo Boulevard. The project includes installation of new landscaping, trash receptacles, crosswalks, lighting, and bus shelters.
Martin Luther King Jr./Charles Drew Medical Center Oasis Clinic	The Commission transferred four vacant lots to the County of Los Angeles for the relocation and expansion of the Martin Luther King Jr./Charles Drew Medical Center Oasis Clinic, the primary provider of HIV/AIDS care in South Central Los Angeles County.
Health care facility	The Commission entered into an exclusive right to negotiate with a developer for development of health care facility, which includes an eye care center, on a Commission-owned 3.2-acre site located at 118 th Street and Wilmington Avenue. During this period, the Commission secured architectural services to complete a program and concept design and provided predevelopment funding assistance to the developer. The developer completed a Business Plan and is currently working with the Commission to finalize a Disposition and Development Agreement for construction of the project.

III. GOALS AND OBJECTIVES FOR THE WILLOWBROOK REDEVELOPMENT PROJECT

The following goals and objectives are based on those contained in the original Redevelopment Plan.

- c. Improve the range and quality of housing in the Project Area through a combination of rehabilitation, move-on housing, and new construction, with specific emphasis on conserving or preserving residential uses in the Project Area.
- d. Eliminate economic and environmental deficiencies caused by extremely deep single lots, and create reasonably sized and shaped parcels through a re-designed street system.
- e. Provide land for recreational, community, educational and commercial facilities and services to meet the needs of the Willowbrook Community.

- f. Accommodate the I-105 Freeway and the satisfactory resolution of such problems as traffic flow, noise, and visual and physical barriers.
- f. Return of a large part of the under-developed and vacant Project Area land to greater residential use.
- g. Employ local residents in the construction and operation of various developments and other Redevelopment Plan implementing activity.
- h. Encourage and stimulate investment for businesses within the Project Area.

IV. PROPOSED PROJECTS, PROGRAMS AND EXPENDITURES WITHIN THE NEXT FIVE YEARS

This Implementation Plan and the projects listed below are designed to alleviate physical and economic blight by establishing a comprehensive redevelopment strategy as a catalyst for community development within the Project Area. The Implementation projects and programs are not intended in any way to pre-approve or limit projects or activities the Commission may seek to finance or carry out during the term of the Redevelopment Plan.

The completion of these planned projects and programs are contingent on the ability of the Commission to secure adequate funding for redevelopment efforts. The Commission's major funding source, CDBG, is allocated by the U.S. Department of Housing and Urban Development (HUD) on an annual basis, and is not certain for subsequent years, let alone for a five-year horizon. Additionally, the Commission's secondary source of revenues, tax increment, is allocated to the Commission annually based on the amount of increase in the property tax and is also difficult to project for the five-year period. Therefore, the estimates included in this Implementation Plan are not binding on the Commission and are listed for planning purposes only. Housing projects are detailed in Section VI.

a. Drew Medical Facility and Related Development

The Commission will assemble property for the campus expansion of Drew University in the Project Area. This process will include acquisition, relocation and demolition services. Expenditures for all such activities are presently estimated at \$1,000,000.

b. Commercial Development

This project will assist with the development of a health care facility compatible with the King/Drew Hospital, Drew University, and the King/Drew Magnet High School of Medicine and Science, at 118th Street and Wilmington Avenue. This project will include construction of the facility and related parking. Expenditures for this activity are presently estimated at \$20,000,000.

c. Kenneth Hahn Shopping Center

Continue to monitor the operations of the Kenneth Hahn Shopping Center to ensure that a quality shopping center is maintained that meets the needs of the community. Expenditures anticipated for this assistance are \$50,000.

d. Planning Studies

The Commission will conduct planning studies, as necessary, that will help guide and identify potential economic development projects. One of the first studies will be a "Parking Demand Study" to insure that there is adequate parking to accommodate present uses and future development. Anticipated expenditures for studies over the next five years are \$100,000.

e. Public Uses

Provide land for the development of a youth center to serve the needs of the Willowbrook community. Expenditures estimated for this center are \$300,000 over the next five years.

f. Code Enforcement

Provide enhanced zoning and building code enforcement services to ensure compliance with the applicable land use and building codes and safety requirements in the Project Area. Estimated cost for this service over five years is \$700,000, divided between the County's Regional Planning and Public Works departments.

g. Housing Rehabilitation

The Commission is to provide residential rehabilitation assistance to 40 low- and moderate- income property owners over the next five years, with an expected cost of \$750,000.

i. Housing Development

The Commission intends to develop approximately 80 affordable housing units on 11 vacant Commission-owned sites in the project area. The locations of two metro lines enable portions of the area to utilize Transit Oriented District incentives. Costs are unknown at this time.

VI. HOW THE COMMISSIONS GOALS AND OBJECTIVES, PROJECTS, PROGRAMS AND EXPENDITURES WILL ELIMINATE BLIGHTING CONDITIONS

The Project Area is centrally located within the Willowbrook Community and is characterized by a wide range of uses. Residential areas are predominantly single-family. Local-serving commercial development is focused along portions of the major thoroughfares and includes the Kenneth Hahn Shopping Plaza

(completed with assistance by the Commission). The 105 Freeway and the Green Line Light Rail traverse the north edge of this area with a Station at Wilmington Ave. The Blue Line Light Rail runs along Willowbrook Avenue with a Station at Imperial Highway immediately adjacent to the Green Line Station.

Because the Project Area has been recognized as an area requiring substantial public economic development incentives to eliminate blighting conditions, specific projects and expenditures are proposed to eliminate blighting conditions.

King/Drew Hospital, Drew University, and the King/Drew Magnet High School of Medicine and Science can serve as a stimulus for economic development since they employ over 3,500 people. The Commission's goals, projects, and expenditures targeted at compatibility with the medical complex are intended to spur additional investment in the Willowbrook community leading to further employment opportunities.

The Commission's new affordable housing development, residential rehabilitation, and code compliance efforts help to eliminate structural deterioration and blighting conditions found in the residential sector of the Project Area while reducing land use incompatibilities.

Public financing of infrastructure and other public improvements create an environment that encourages private investment and business opportunities within the Project Area. Public improvements are also intended to assist with overall beautification.

The Commission's role in acquiring and assembling blighted properties to create larger developable sites desirable for private development will serve to eliminate the patterns of small parcelization and non-conforming uses.

A. THE COMMISSION'S TEN YEAR AFFORDABLE HOUSING COMPLIANCE PLAN

Beyond the requirements of the Commission to comply with Federal funding, the Commission must comply with the California Community Redevelopment Law for preservation and enhancement of the community's supply of low and moderate-income housing as it relates to each of the established redevelopment project areas.

The Low- and Moderate- Income Housing Plan must explain how the goals and objectives, projects and expenditures will implement the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 of the Community Redevelopment Law. These sections relate to the Commission's requirement to: 1) set aside 20 percent of the Project Area's tax increment revenues to increase, improve and preserve the community's supply of low- and moderate-income housing [33334.2, 33334.4, and 33334.6]; 2) assure that certain portions of new housing units developed with assistance by the Commission be provided to very low-, low- and moderate-income persons [333413]; and 3) provide for the replacement of housing units that are removed from the low- and moderate-income housing stock through the

Commission's activities [33413]. Because the Redevelopment Plan expires in 2012, housing activities are only being projected to that date and not beyond.

Among the goals and objectives of the Commission, the following will guide the implementation of the affordable housing requirements within the Project Area:

1. Return Project Area land to economic use through land assembly and new construction;
9. Provide a substantial number of housing units for families with low- to moderate-incomes;
10. Provide low-interest rehabilitation loans and grants for residential properties; and,
11. Develop affordable replacement housing within four years of demolition of housing stock.

In addition to the projects listed in Section IV, the following are projects and expenditures planned by the Commission for the Project Area in the eight-year period covered by this Compliance Plan that will implement the affordable housing requirements:

1. New development of housing in the Project Area on vacant or underutilized lots. The Commission's plan is to assist in the development of new construction of up to 100 affordable housing units throughout the Project Area, which will be restricted to low- and moderate-income families
3. Rehabilitation of residential structures that do not meet current housing codes. The Commission plans to spend approximately \$600,000 over the eight-year period to assist in the substantial rehabilitation of approximately 40 units of housing that will be restricted to low and moderate-income families.

These goals and objectives, projects and expenditures will implement the affordable housing requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 as follows:

1. Increase, Improve and Expand the Supply of Low- and Moderate-Income Housing [Sections 33334.2 and 33334.6]. The housing to be developed and rehabilitated as described above will utilize approximately \$1.35 million in Willowbrook Community Housing Trust Funds to increase, improve and expand the community's supply of low- and moderate-income housing over the next eight years. California's Community Redevelopment Law requires that an amount equal to 20% of tax increment generated by a project area must be set aside for the specific purpose of increasing or improving the community's supply of very low-, low- and moderate-income housing. As the amount of tax increment available from the Project Area is

generally \$700,000 per year, the amount of tax increment to be set aside is approximately \$140,000 per year, with this amount gradually increasing as property values rise in the Project Area. All housing described above, which will be financed by the set aside funds, will be subject to the income and affordability requirements of the law, and subject to recorded covenants evidencing such as very low-, or low- and moderate-income and affordability restrictions for the longest feasible time, but not less than the period required by State law and the Commission's policy.

6. Proportion of Very Low-, Low- and Moderate-Income Housing [Section 33334.4]. The County's most recent Regional Housing Needs Assessment found that of 52,232 housing units required throughout the County, 17% of these units should be very low-income, 14% low-income, 19% moderate-income, and the remainder above moderate-income. The Commission's low- and moderate-income housing fund expenditures will assist low- and moderate-income persons in at least these same proportions for the Project Area.
7. Estimate of Housing Production Figures and Use of Low- and Moderate-Income Housing Fund [Section 33490 (a)]. The current estimated housing production figures and proposed uses of the Willowbrook Community Housing Trust Funds are attached as Tables I and II.
8. Replacement Housing [Section 33413 (a)]. The Willowbrook Redevelopment Plan was adopted subsequent to January 1, 1976, the effective date of Section 33413. Therefore, the replacement housing provisions of Section 33413 (a) apply to the Willowbrook Redevelopment Project, pursuant to which, whenever homes of low- or moderate-income persons are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project, the Commission is required to replace those homes with an equal number of dwelling units, with an equal or greater number of bedrooms, available at affordable housing cost to, and occupied by, persons of the same income level, or below, those in the displaced units, within four years of the destruction or removal of the home. The exact number of homes inhabited by low- and moderate- income person that could be potentially displaced by redevelopment activity has not been determined, but the Commission recognizes this obligation.
9. Inclusionary Housing [Section 33413 (b)]. Pursuant to Section 33413(a), at least thirty percent (30%) of all new or substantially rehabilitated dwelling units developed by the Commission and at least fifteen percent (15%) non-Commission developed dwelling units within the Project Area must be made available to persons and families of low- to moderate-income at affordable housing costs. Moreover, not less than fifty percent (50%) of the dwelling units

developed by the Commission for low- to moderate-income persons or families and forty percent (40%) of the non-Commission developed units for low- to moderate-income persons or families must also be made available and occupied by very low-income households. Compliance with all inclusionary housing requirements, to the extent applicable, is addressed in this Plan.

Table I
Annual Housing Program
Section 33490 (a) (2)

HOUSING PRODUCTION	2005	2006	2007	2008	2009
Housing Units to be developed	Up to 10	Up to 10	Up to 10	Up to 10	Up to 10
Housing Units to be substantially rehabilitated	0	0	0	0	0
Housing Units to be price restricted (through acquisition of price restriction covenants for existing housing)	0	0	0	0	0
Housing Units to be otherwise assisted by the Commission	5	5	5	5	5
Housing Units to be destroyed as result of redevelopment	1	1	1	1	1

HOUSING PRODUCTION	2010	2011	2012
Housing Units to be developed	Up to 10	Up to 10	Up to 10
Housing Units to be substantially rehabilitated	0	0	0
Housing Units to be price restricted (through acquisition of price restriction covenants for existing housing)	0	0	0
Housing Units to be otherwise assisted by the Commission	5	5	5
Housing Units to be destroyed as result of redevelopment	1	1	1

Table II
Annual Housing Program
Section 33490 (a) (2)

Note that while the Commission's redevelopment authority for Willowbrook expires in 2012, the Commission may continue to receive tax increment funds until 2022.

Annual Deposits (Fiscal Year) Low and Moderate- Income Housing Fund	2004- 2005	2005- 2006	2006- 2007	2007- 2008	2008- 2009
Annual Deposits (20% Tax Increment deposits)	\$159,738	\$162,933	\$166,192	\$169,516	\$172,906
Funds to be spent or committed annually to pay debt service on bonds used for affordable housing	0	0	0	0	0
Funds to be transferred to housing authority or another public entity	0	0	0	0	0

Annual Deposits (Fiscal Year) Low and Moderate- Income Housing Fund	2010- 2011	2011- 2012	2012- 2013
Annual Deposits (20% Tax Increment deposits)	\$176,364	\$179,891	\$183,488
Funds to be spent or committed annually to pay debt service on bonds used for affordable housing	0	0	0
Funds to be transferred to housing authority or another public entity	0	0	0

Exhibit A





**FIVE-YEAR REDEVELOPMENT
IMPLEMENTATION PLAN
2004-2009**

AND

**TEN-YEAR AFFORDABLE HOUSING
COMPLIANCE PLAN
2004-2014**

**FOR THE MARAVILLA
REDEVELOPMENT PROJECT AREA**

**COMMUNITY DEVELOPMENT COMMISSION
OF THE COUNTY OF LOS ANGELES**

**FIVE-YEAR IMPLEMENTATION PLAN
AND TEN-YEAR AFFORDABLE HOUSING COMPLIANCE PLAN
FOR THE
MARAVILLA REDEVELOPMENT PROJECT**

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XXI.
XXII. EXECUTIVE SUMMARY

The Maravilla Community Redevelopment Project, located in the heart of East Los Angeles, is a vital and dynamic part of the surrounding community. Although the project area, approximately one-third of a square mile in size, is predominantly residential, it is also home to a number of both manufacturing and commercial businesses that provide critical jobs to area residents. Many successful redevelopment activities have taken place in Maravilla over the past three decades. However, as the following Implementation Plan details, there are opportunities yet to be taken to move closer to the community's vision of:

A vibrant economy, quality affordable housing and a more livable community for all residents.

This Implementation Plan has been prepared by the Community Development Commission (Commission) of the County of Los Angeles and outlines a five-year integrated strategy for redevelopment projects in the Maravilla Community Redevelopment Project Area (Project Area). Also, as such, this Implementation Plan presents a future of redevelopment activities that builds upon the accomplishments that have taken place within Maravilla since the Project Area began in 1973.

The primary objectives of this Implementation Plan are part of an overall vision for the community and include: the strengthening and support of the local economy and the creation of jobs for Maravilla residents; the development and maintenance of quality affordable housing; and the creation of a livable community for all residents through provision of needed community services. With these strategic objectives in mind, the Implementation Plan outlines specific goals and programs that will be used to meet these objectives, along with the cost of each initiative.

Significant improvements have been made in the Project Area over the years, creating a history of successful redevelopment projects and community participation. For example, at the time of the adoption of the Community Redevelopment Project in Maravilla in 1973, serious blight existed in the neighborhood. Many commercial buildings did not meet code requirements or were constructed illegally, streets lacked landscaping, sidewalks, curbs and gutters and many homes in the area were in dangerous disrepair. A number of land uses were incompatible with residential areas and included businesses that were causing contamination and other health concerns.

Over the years, however, the community and the Commission have worked steadily to address these concerns. The vision that this Implementation Plan adheres to is a continuation of that commitment to create a vital, working and healthy community, through the initiatives outlined below.

Initiatives

In order to address the issue of supporting job creation and business development within the local economy, the following goals will be met:

- 15 Community Business Revitalization facade renovation projects
- Public Improvements on Cesar E. Chavez Avenue and Third Street, including installing pedestrian lighting, curb and gutter repair, and numerous aesthetic upgrades, including public art
- Upgrades to commercial and industrial infrastructure to support development
- New neighborhood commercial retail development

The need for affordable housing and to improve the housing stock of the Maravilla Project Area is on-going and will be addressed through the following:

- Housing rehabilitation program through Volunteers of East Los Angeles (VELA), 20 units to be rehabilitated through grant program
- Rehabilitation of the Kern Villa Apartments, consisting of 48 low-income units (13 two-bedroom and 35 three-bedroom units)

Efforts to create a more livable community will include:

- Code enforcement activities to address illegal dumping, zoning violations, lack of property maintenance, etc.
- Transit oriented pedestrian corridor
- Mixed-use pedestrian scale development
- New transit oriented commercial uses

Activity Matrix

This Implementation Plan proposes an ambitious five-year plan of projects and programs to implement the goals, objectives and actions of the Maravilla Redevelopment Plan. Although the neighborhood improvements proposed for the five-year period are incremental, the Implementation Plan has been prepared to create a vision and set priorities for redevelopment activities within the Project Area. In addition to the planned projects and programs, new opportunities will continue to be identified and evaluated.

The following matrix outlines and summarizes the overall efforts to promote the Commission's vision for the Maravilla Community Redevelopment Project.

**ACTIVITY MATRIX
FIVE YEAR IMPLEMENTATION PLAN EXECUTIVE SUMMARY
MARAVILLA REDEVELOPMENT AREA**

Vision: Assist in the development of a more vibrant economy, quality affordable housing, and a more livable community.

Strategic Objectives	Tactics	Initiatives Programs	Specific Goals	Estimated Expense
Strengthen and support local economy that provides jobs for Maravilla Residents	Revitalize commercial corridors	Community Business Revitalization (CBR)	15 CBR Projects	\$450,000
		Public Improvements	Upgrade commercial and industrial infrastructure as needed	\$250,000
		Parking Lots	Maintain public lots	\$60,000
	Shuttles Infrastructure (Bus Shelters etc.)	Transit Shuttle	Connect LRT to Community	\$200,000
	Create sites for commercial development	Parcel Assembly, demolition, clearance	New Neighborhood commercial development	\$1,500,000
	Direct business financial assistance	Commission Business Loan program	10 loans	Non-redevelopment activity undetermined
Affordable Housing	Preserve housing stock	VELA housing rehabilitation	10 units	\$250,000
		Kern Villa Rehabilitation	48 Units	\$800,400
Livable Community	Design Review	Support East Los Angeles Community Standards District	Improve Physical Enhancements	Redevelopment Staff
	Directly address blighting influences	Code enforcement	Livable neighborhoods	\$150,000
	Pedestrian Corridor	Mednik to Floral Ceasar E. Chavez to Mednik	Pedestrian Safety/ Wayfinding-Signage Program, Lighting	\$100,000
	Promote mixed-use, pedestrian-scale development	Encourage Public/Private Joint Ventures	Preserve urban fabric/Create mixed-use/in-fill opportunities.	Public/Private Joint Cooperation

XXIII. I. PURPOSE OF THIS IMPLEMENTATION PLAN, REDEVELOPMENT
ACTIVITIES, AND THE ROLE OF THE COMMUNITY DEVELOPMENT COMMISSION
OF THE COUNTY OF LOS ANGELES

Implementation Plan

This Implementation Plan has been prepared to comply with Section 33490 of the California Health and Safety Code. Section 33490 requires that California redevelopment agencies adopt five-year implementation plans that state the goals and objectives for redevelopment within established redevelopment project areas, show how proposed projects, programs and expenditures will alleviate blight, and how the redevelopment requirements for low- and moderate-income housing will be met. The Implementation Plan is effective from December 31, 2004 until December 31, 2009. The Commission may amend this Implementation Plan after a public hearing.

Maravilla Community Redevelopment Project Area

The Maravilla Community Redevelopment Project Area (Project Area) is located within the East Los Angeles community at the northeast section of the 60 (Pomona) and 710 (Long Beach) freeway intersection (see **Exhibit A**). Cesar E. Chavez Avenue transects the Project Area from east to west and provides neighborhood-serving commercial uses. Manufacturing uses, which combined employ hundreds of persons, are found along Ford Boulevard and Floral Avenue. Auto-related and other commercial uses are found along Third Street at the southern end of the Project Area. The remainder of the Project Area includes residential uses, primarily single family residences. The Project Area consists of the following land uses, divided approximately as follows:

<u>Type:</u>	<u>Land Area:</u>	<u>Number of Parcels:</u>
Residential	80 Acres	665
Industrial	13 Acres	61
Commercial	18 Acres	121
Institutional	18 Acres	31

Community Development Commission as Redevelopment Agency for Maravilla

The Board of Supervisors of the County of Los Angeles, as the legislative body approving redevelopment plans, adopted the Redevelopment Plan for the Maravilla Redevelopment Project Area (Redevelopment Plan) on February 20, 1973. Since 1982, the Commission, as the governmental entity responsible for carrying out the activities of redevelopment, has led a program for revitalization in the Project Area that encompasses redevelopment in the form of community development, housing, neighborhood preservation, and economic development.

Redevelopment Plan

The Redevelopment Plan includes activities that the Commission may undertake to enhance revitalization. The authority to conduct redevelopment activities is granted to the Commission under the California Community Redevelopment Law. Redevelopment activities authorized by the Redevelopment Plan include land assembly, acquisition of property, land clearance for new development, relocation assistance to residents and businesses which are displaced by the Commission's actions, rehabilitation of buildings, installation or upgrading of public infrastructure and facilities, development and improvement of low- and moderate-income housing, selling or leasing land, entering into agreements to redevelop property, and meeting with the community to formulate goals, objectives, programs, and plans for future improvements. The Redevelopment Plan expires on February 20, 2013.

Tax Increment

One of the major powers of redevelopment is the Commission's ability to reserve tax increment for reuse in the Project Area for commercial, industrial, and public facilities development, and for affordable housing. Tax increment is generated when the property tax collected within the Project Area increases due to the improvements in the neighborhood. Although tax increment is an important revenue source for the funding of projects and programs, the limited amount of tax increment generated within the Maravilla Project Area means that the Commission has had to rely on other sources of revenue to fund activities in the Project Area. A chart of projected tax increment revenues for the Maravilla Redevelopment Project is included with this Plan as **Table I**. The major source of funds used in the Project Area are federal Community Development Block Grant (CDBG) funds, which are allocated annually.

Planning and Community Involvement

This Implementation Plan and the community participation process will help guide redevelopment activities within the remaining years of the Redevelopment Plan to assure that priorities are met and that revitalization is achieved. This Implementation Plan is only part of the Commission's planning efforts. Other planning efforts include the Consolidated Plan (a federal requirement), CDBG annual budget, design guidelines and standards, land use planning, and community participation.

This Implementation Plan was presented to the Maravilla Community Advisory Committee (CAC) in draft form. The CAC acts as a citizen advisory body to the Commission regarding redevelopment and community issues in Maravilla. The Commission works closely with the CAC when considering development proposals and seeks the CAC's recommendation on all plans and projects in the Project Area when the Commission participates financially.

XXIV. II. ACCOMPLISHMENTS WITHIN THE MARAVILLA REDEVELOPMENT PROJECT AREA

The Commission has been successful in reducing blight in the Project Area by participating in a number of redevelopment projects and programs. When the Maravilla Community Redevelopment Project was established in 1973, the area was characterized as very blighted, and contained many underutilized properties, incompatible land uses, deteriorated buildings, and generally distressed physical and socio-economic conditions. The Commission's activities have addressed many of the blighting conditions, which has resulted in making Maravilla more viable, active and stable with safe, affordable housing and an improved and successful commercial shopping area. The following list describes many of the Commission's investments in the last five years.

Economic Revitalization

XXV. ACCOMPLISHMENTS FROM 2000-2004

3.

Commercial Façade Improvements

- The Community Business Revitalization (CBR) program provides grants for façade improvements of commercial buildings. A total of 31 commercial rehabilitation projects throughout the Project Area were completed. The completion of the CBRs improved the physical appearance of the area and helped spur commercial investment while improving the goods and services offered in the area.

Public Improvements and Infrastructure

- Funded and completed construction of off-site and tenant improvements at the East Los Angeles Civic Center Plaza, a 30,000 sq. ft commercial center consisting of office, retail and restaurant uses.

Streetscape Improvements

- To compliment commercial development on Ford Boulevard and Mednik Avenue, repairs to the sidewalk, curb and gutters were completed.

Land Assembly/Site Purchase for Affordable Housing and Commercial and/or Industrial Development

- Purchased blighted properties along 3rd Street for future commercial or multi-family development.
- Purchased blighted property on Mednik Avenue to assist with the expansion and construction of commercial development

Parking Lots

- In order to provide additional parking for the Cesar E. Chavez Avenue business district, the Commission leased Caltrans right-of-way property

and financed the construction of two parking lots on Ford Boulevard. The parking lots provide over 100 spaces.

- Blighted properties located on Cesar E. Chavez Avenue were purchased to construct public parking with approximately 25 spaces for patrons of the business district.

Code Enforcement

- Funded code enforcement efforts that proactively enforced Los Angeles County building codes related to maintenance, zoning, and nuisances specifically related to blighted conditions and properties in the project area.

East Los Angeles Family Resource Center

- Purchased and completed construction of the 23,000 square foot East Los Angeles Family Resource Center at 4701 E. Cesar E. Chavez Avenue. The center provides services to families of children with physical and developmental disabilities, provides mental health services to meet the needs of the East Los Angeles area and surrounding communities and provides services to the community at large.

Affordable Housing

- The Commission provided funding for rehabilitation of 30 homes owned by low- and moderate- income residents.

XXVI. III. GOALS AND OBJECTIVES FOR THE MARAVILLA REDEVELOPMENT PROJECT

The Commission's overall vision for the Maravilla Redevelopment Project is to assist in the development of a more vibrant economy, provide quality affordable housing, and to help build a more livable community. In addition, there are opportunities to integrate the planned Eastside Light Rail Line into the redevelopment effort.

The specific goals for the Project Area adopted in the original 1973 Redevelopment Plan are as follows:

- Achieve an optimal balance and harmonious land-use configuration in accordance with the revealed needs and preferences of the residents of LA COMUNIDAD DE MARAVILLA.
- Eliminate, prevent and discourage the promulgation of blighting conditions and encourage preservation, rehabilitation, and development of the Project Area to the extent permitted by law, and as specified in this Plan.
- Eradicate negative environmental influences and deficiencies.
- Seek and achieve a physical environment that reflects and accentuates the architecture-landscaping attributes inherent to the Mexican culture.

- Preserve and enhance historical landmarks.
- Eliminate encumbrances to land disposition, conservation, and/or development in clearance through assembly of land into standard sized and shaped parcels by improved street systems and adequate public facilities strategically located in the Project Area.
- Remove structurally substandard buildings to permit the land resource in the Project Area to be devoted to its highest and best use through new construction.
 - Ensure that the Redevelopment Plan is consistent with all aspects of the Environmental Development Guide (EDG) of the Regional Planning Commission of the County of Los Angeles.
 - Provide a substantial number of housing units of low and moderate cost.

XXVII.

XXVIII. IV. PROPOSED PROJECTS, PROGRAMS AND EXPENDITURES WITHIN THE NEXT FIVE YEARS

This Implementation Plan and the projects listed below are designed to alleviate physical and economic blight by establishing a comprehensive redevelopment strategy as a catalyst for community development within the Project Area. The implementation projects and programs are not intended in any way to pre-approve or limit projects or activities the Commission may seek to finance or carry out during the term of the Redevelopment Plan.

The completion of these planned projects and programs is contingent on the ability of the Commission to secure adequate funding for redevelopment efforts. The Commission's major funding source, CDBG, is allocated by the Federal government on an annual basis, and is not certain for subsequent years, let alone over a five-year horizon. Additionally, the Commission's secondary source of revenues, tax increment, is allocated to the Commission annually based on the amount of increase in property taxes, and is also an estimate for the five-year period. Therefore, the estimates included in this Implementation Plan in no way bind the Commission and are listed for planning purposes only. The anticipated annual program expenditures for these projects are listed on **Table II**.

Although the Commission will continue its programs to develop affordable housing and provide for residential rehabilitation, the focus of its efforts within the next five years will concentrate on developing public/private partnerships to increase business investment in the area and generate employment opportunities for existing residents. The Commission remains committed to the owner participation process in the hope that local qualified owners and tenants will participate in the redevelopment of the Project Area.

Additionally, the Commission will maximize the opportunity for the community to benefit from the Eastside Light Rail Project and will attempt to minimize the disruptive effects that construction of the Rail Project will entail.

Housing activities are detailed in Section VI.

Economic Revitalization

- As part of continued efforts to improve the physical infrastructure of the project area, 15 façade improvement and rehabilitation projects will be completed as part of the Commercial Business Revitalization project. The commercial structures will receive exterior renovations to enhance the aesthetic appeal of the community's business areas.
- The Commission is in discussion with a property owner to develop a mixed-use project for the southwest corner of Cesar E. Chavez Ave. and Mednik Ave. The proposed development will consist of 8,108 sq. ft. of retail, 3,137 sq. ft. of restaurant use, 11,945 sq. ft. of residential units and 24,172 sq. ft. of underground parking containing 98 parking spaces.

Housing Activities

- Acquisition and rehabilitation of a 49-unit housing development. The property is Project Based Section 8 with annual renewals and will cost approximately \$800,000 in tax increment funds.
- Rehabilitation of 10 homes by Volunteers of East Los Angeles

Public Improvements

- Provide assistance in the construction of public improvements and infrastructure including off-site improvements necessary for the various commercial and industrial developments in the project area.

Streetscape Improvements

- Installation of 27 pedestrian lights along Cesar E. Chavez Avenue.
- Complete sidewalk, curb and gutter repairs
- Underground utility conversion project along Cesar E. Chavez Avenue and Third Street.
- Installation of bus shelters and trash receptacles along Cesar E. Chavez Avenue.

Land Assembly

- This program concentrates on purchasing sites on a voluntary basis for new affordable housing and commercial and industrial development on key project area sites. The Commission will acquire, demolish and clear sites in cooperation with local property owners and tenants in order to assemble land into suitable sites for new development. The Commission will assist developer's work through the entitlement process. Expenditures anticipated for these activities have not been determined.

PROJECTS AND PROGRAMS TO INTEGRATE THE EASTSIDE TRANSIT CORRIDOR LIGHT RAIL PROJECT INTO THE PROJECT AREA AND THE REGION

The Eastside Light Rail Project is scheduled to begin construction within the time frame of this Implementation Plan, and the Maravilla CAC and the Commission are actively participating in the planning stage so the MTA can allay community concerns and maximize community benefits. The Commission will work with the MTA to pursue funding opportunities for rail related projects including infrastructure, mitigation, and public improvements.

The alignment of the line and location of the stations as illustrated on **Exhibits B and C** form the basis to create strong community linkages that can improve transit and support further community economic development. The Maravilla CAC has recommended that the MTA add a rail stop at the corner of East 3rd Street and Ford Boulevard.

- **Pedestrian Corridors in Maravilla**

Integration of the Eastside Light Rail Project into the community focuses upon the creation of pedestrian corridors to link business, commercial, residential and recreational parts of the Maravilla community to the Eastside Light Rail Project. Wider sidewalks, pedestrian lighting, street furniture, landscaping, and safety devices are envisioned as essential features along the following corridors.

- Mednik Ave. from Third Street to Floral would link the community with the Light Rail Station at 3rd and Mednik.
- Cesar E. Chavez Avenue is the commercial corridor Light Rail riders will walk to within the Project Area. Enhancement of this corridor will compliment the projected arrival of the Eastside Light Rail Project to improve access to Maravilla businesses while providing a viable transportation option.

- **Transit Shuttles/Feeder service**

Transit and feeder service from the Light Rail Transit station can service the community, Los Angeles Corporate Center, and the Whittier Boulevard Commercial Corridor to the south. Recently started shuttles could be slightly modified as needed and service increased when light rail service starts.

- **Development Compatibility**

Development that is compatible with transit services will maximize use of the transit system. Pedestrian friendly mixed-use infill development projects should be encouraged on any vacant parcels along Mednik or Cesar Chavez Avenues leading to the Light Rail Transit Station. Commercial development should reinforce pedestrian oriented walking paths connecting the Light Rail Station with the community. Land use

strategies to integrate pedestrian corridors and light rail include encouragement of the following:

- Appropriate scale community-serving commercial uses close to the street while meeting parking requirements to encourage a safe extended hour pedestrian environment near the light rail station.
- Apartments situated above stores that provide accessible housing for those of limited mobility and seniors near stations eases their access to the Light Rail Station.
- Minimizing Construction Impacts

Construction of the Eastside Light Rail Project will cause some disruptions to local businesses and residents. The Commission will request that the MTA work with the Commission to plan its construction programs to minimize these disruptions and to help ensure that rail related projects are completed in a timely manner. The Commission will work with the MTA to ensure residents and businesses receive prompt and adequate notification of street closures, parking restrictions, and traffic controls are made to the community.

XXIX. V. HOW THE COMMISSION'S GOALS AND OBJECTIVES, PROJECTS, PROGRAMS AND EXPENDITURES WILL ELIMINATE BLIGHTING CONDITIONS

The state's definition of blight was substantially changed in 1994, well after the Maravilla Redevelopment Project was established in 1973. Under the current law (California Health and Safety Code Sections 33030 and 33031), blighting conditions can be summarized as follows:

- Physical Conditions
 - Unsafe Buildings
 - Physically Obsolete Structures
 - Incompatible Uses
 - Irregular Lots
- Economic Conditions
 - Low Property Values/Hazardous Waste
 - Economically Obsolete (High business vacancies, abandoned buildings, excessive vacant lots, etc.)
 - Residential Overcrowding
 - High Crime Rate
- Infrastructure
 - Inadequate Public Improvements

These conditions are known to exist in the Project Area. **Table III** illustrates how the current plans and projects will directly address blighting influences in the Project Area.

The Commission's goals and objectives, projects, programs, and expenditures are to continue the Project Area improvements that began in 1973, as well as to prevent the recurrence or re-introduction of blight. Projects with a residential component address a

fundamental redevelopment purpose, the provision of low and moderate-income housing.

XXX. VI. LOW AND MODERATE-INCOME HOUSING TEN YEAR COMPLIANCE PLAN

Beyond the requirements of the Commission to comply with Federal funding, the Commission must comply with the California Community Redevelopment Law for preservation and enhancement of the community's supply of low- and moderate-income housing as it relates to each of the established project areas.

The Implementation Plan must explain how the goals and objectives, projects and expenditures will implement the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 of the California Health and Safety Code. These sections relate to the Commission's requirement to: 1) set aside 20 percent of the Project Area's tax increment revenues to increase, improve and preserve the community's supply of low- and moderate-income housing [33334.2, 33334.4, and 33334.6]; 2) assure that a certain percentage of new housing units developed with assistance by the Commission be provided to very low-, low- and moderate-income persons [33413(b)]; and 3) provide for the replacement of housing units that are removed from the low- and moderate-income housing stock through the Commission's activities [33413(a)].

Among the goals and objectives of the Commission, the following will guide the implementation of the affordable housing requirements within the Project Area:

1. Return Project Area land to economic use and new construction;
12. Develop vacant lots to create new sites for residential uses;
13. Provide a substantial number of housing units for families with low-to moderate-incomes;
14. Provide low interest rehabilitation loans and grants for residential properties; and,
15. Develop affordable replacement housing within four (4) years of demolition from housing stock.

The following are projects and expenditures planned by the Commission for the Project Area over the five-year period covered by this Implementation Plan that will satisfy the affordable housing requirements:

These goals and objectives, projects and expenditures will implement the affordable housing requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 of the California Health and Safety Code as follows:

1. Increase, Improve and Expand the Supply of Low- and Moderate-Income Housing [Sections 33334.2 and 33334.6]. The housing to be developed and rehabilitated as described above will utilize approximately \$1,050,000 in Low- and Moderate-income Housing Trust Funds to increase, improve and expand the community's supply of low- and moderate-income housing over the next ten (10) years. California's Community Redevelopment law requires that an amount equal to 20% of tax increment generated by a project area must be set aside for the specific purpose of increasing or improving the community's supply of very low-, low- and moderate-income housing. As the amount of tax increment available from the Project Area is generally \$800,000 per year, the amount of tax increment to be set aside is approximately \$200,000 per year, which is expected to gradually increase as property values in the Project Area rise. All housing described above, which will be financed by the set aside funds, will be subject to the income and affordability requirements of the law, and subject to recorded covenants evidencing such as very low-, or low- and moderate-income and affordability restrictions for the longest feasible time, but not less than the period required by state law and the Commission's policies.
2. Public Policy for Expenditure of Housing Funds [Section 33334.4]. The County's most recent Regional Housing Needs Assessment found that of 52,232 housing units required throughout the County, 17% of these units should be very low-income, 14% low-income, 19% moderate-income, and the remainder above moderate-income. The Commission's low- and moderate-income housing fund expenditures will assist low- and moderate-income persons in at least these same proportions for the Project Area.
3. Estimate of Housing Production Figures and Use of Low- and Moderate-Income Housing Fund [Section 33490 (a)]. The current estimated housing production figures and proposed uses of the Maravilla Low- and Moderate-Income Housing Trust Funds are attached as **Tables IV and V.**
4. Replacement Housing [Section 33413 (a)].
The Maravilla Redevelopment Plan was adopted prior to January 1, 1976, the effective date of Section 33413(a). However, subdivision (d)(1) provides that this section is now applicable to all redevelopment activities after January 1996 regardless of the date of plan adoption. Pursuant to which, the Commission is required to replace any dwelling units occupied by persons of low- or moderate- income removed as a part of a redevelopment project within four years of the removal. The Commission shall rehabilitate, develop, or construct, or cause to be rehabilitated,

developed, or constructed, for rental or sale to persons and families of low- or moderate-income, an equal number of replacement dwelling units that have an equal or greater number of bedrooms as the units removed.

5. Inclusionary Housing [Section 33413 (b)]. The Maravilla Redevelopment Plan was adopted prior to January 1, 1976, the effective date of Section 33413. Therefore, the inclusionary housing provisions of Section 33413 (b) do not apply to the Maravilla Redevelopment Project.

a. *Table I*

**Five-Year Implementation Plan
Tax Increment Projections
Maravilla Redevelopment Project**

	Fiscal Year						
	2003-2004	2004-2005	2005-06	2006-07	2007-08	2008-09	2009-10
I. Real Property Value (\$)	113,172,162	115,435,605	117,744,317	120,099,203	122,501,188	124,951,212	127,450,235
Prop 13 Inflation Factor	0.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Prop 13 Inflation Increase		2,263,443	2,308,712	2,354,886	2,401,985	2,450,024	2,499,023
Total Real Property	113,172,162	115,435,605	117,744,317	120,099,203	122,501,188	124,951,212	127,450,235
Unsecured Value	4,533,077	4,533,077	4,533,077	4,533,077	4,533,077	4,533,077	4,533,077
II. Total Project Value	117,705,239	119,968,682	122,277,394	124,632,280	127,034,265	129,484,289	131,983,312
Base Value	(19,997,980)	(19,997,980)	(19,997,980)	(19,997,980)	(19,997,980)	(19,997,980)	(19,997,980)
Increment Over Base	97,707,259	99,970,702	102,279,414	104,634,300	107,036,285	109,486,309	111,985,332
III. Gross Tax Increment at 1%	977,072	999,707	1,022,794	1,046,343	1,070,362	1,094,863	1,119,853
IV. Net Tax Increment	781,658	799,765	818,235	837,074	856,290	875,890	895,882
Housing Set Aside	195,414	199,941	204,558	209,268	214,072	218,972	223,970

Note: Tax Levy amounts reflect the 1% basic tax rate and do not include voter-approved debt levy, state take-aways, supplemental tax revenues, and County adjustments for appeals or delinquencies.

Table II

XXXI. FIVE-YEAR IMPLEMENTATION PLAN

Estimated Program Expenditures**Maravilla Redevelopment Project***a. Non-Redevelopment Programs Excluded***January 1, 2005 – December 31, 2009**

Program Expenditures	2005	2006	2007	2008	2009
Community Business Revitalization	\$80,000	80,000	80,000	80,000	80,000
Public Improvements	50,000	50,000	50,000	50,000	50,000
Pedestrian Improvements	53,000	3,000	3,000	3,000	3,000
Land Assembly/Site Purchase for Housing, Commercial, and Industrial Development	300,000	300,000	300,000	300,000	300,000
Parking Lot Maintenance	12,000	12,000	12,000	12,000	12,000
Code Enforcement	30,000	30,000	30,000	30,000	30,000
Housing Rehabilitation	50,000	50,000	50,000	50,000	50,000
Kern Villa Rehabilitation	800,000				
TOTALS	\$1,375,000	\$525,000	\$525,000	\$525,000	\$525,000

GRAND TOTAL: \$3,475,000

Table III

Five-Year Implementation Plan

Project and Program Links to Blighting Influences

a. *Maravilla Redevelopment Project*

BLIGHTING INFLUENCES

PROJECTS & PROGRAMS	Unsafe Buildings	Physically Obsolete	Incompatible Uses	Irregular Lots	Low Property Values/Hazardous Waste	Economically Obsolete	Residential	High Crime Rate	Inadequate Public Improvements
Community Business Revitalization	X	X			X	X			
Public Improvements						X			XXXII. X
Infrastructure Improvements						X		X	X
Land Assembly/Site Purchase for Housing, Commercial, and Industrial Development	X	X	X	X	X	X			
Public Parking Lots						X			X
Code Enforcement	XXXIII. X		X				X	X	
Housing Development							XXXIV. X		
Housing Rehabilitation									

	X	X			X		X		
Pedestrian Corridor					X	X			X
Promote mixed-use pedestrian scale development	X	X	X	X	X	X	X	X	X
Transit Shuttle									X

Table IV
10 Year Low-Mod Housing Compliance Plan
Section 33490 (a) (2)

HOUSING PRODUCTION	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
Housing Units* to be developed	0	0	0	0	0
Housing Units To be substantially Rehabilitated	2	51	2	2	2
Housing Units to be Price Restricted (through acquisition of price restriction covenants for existing housing)	0	48	0	0	0
Housing Units to be Otherwise Assisted By the Commission	0	0	0	0	0
Housing Units to be Destroyed as result of Redevelopment**	0	0	0	0	0

Table IV (Continued)

HOUSING PRODUCTION	2008-2009	2009-2010	2010-2011	2011-2012	2013
Housing Units* to be developed	0	0	0	0	0
Housing Units To be substantially Rehabilitated	2	2	2	2	2
Housing Units to be Price Restricted (through acquisition of price restriction covenants for existing housing)	0	0	0	0	0
Housing Units to be Otherwise Assisted By the Commission	0	0	0	0	0
Housing Units to be Destroyed as result of Redevelopment**	0	0	0	0	0

*Infill housing development.

**Although the Commission is not required to comply within the replacement housing obligation for the Maravilla Project Area, the Commission has fulfilled its replacement housing obligations through extensive development of low- and moderate-income housing.

Table V
Annual Housing Program
Section 33490 (a) (2)

Low- and Moderate-Income Housing Fund	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
Annual Deposits (20% Tax Increment)	\$195,414	199,941	204,558	209,268	214,072
Funds to be spent or Committed annually to pay debt service on bonds used for affordable housing	0	0	0	0	0
Funds to be transferred to housing authority or another public entity	0	0	0	0	0

Table V
(Continued)

Low- and Moderate-Income Housing Fund	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013
Annual Deposits (20% Tax Increment)	\$218,972	223,970	228,449	233,018	237,678
Funds to be spent or Committed annually to pay debt service on bonds used for affordable housing	0	0	0	0	0
Funds to be transferred to housing authority or another public entity	0	0	0	0	0



**FIVE-YEAR REDEVELOPMENT
IMPLEMENTATION PLAN
2004-2009**

AND

**TEN-YEAR AFFORDABLE HOUSING
COMPLIANCE PLAN
2004-2014**

**FOR THE EAST RANCHO DOMINGUEZ
REDEVELOPMENT PROJECT AREA**

**COMMUNITY DEVELOPMENT COMMISSION
OF THE COUNTY OF LOS ANGELES**

**FIVE-YEAR IMPLEMENTATION PLAN
2005-2009**

And

**TEN-YEAR LOW- AND MODERATE- INCOME HOUSING PLAN
2005-2014**

**FOR THE
EAST RANCHO DOMINGUEZ REDEVELOPMENT PROJECT**

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XXXV.PURPOSE OF THIS IMPLEMENTATION PLAN, REDEVELOPMENT ACTIVITIES, AND THE ROLE OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES

This Implementation Plan has been prepared to comply with Section 33490 of the California Community Redevelopment Law. This Section of the law requires that California redevelopment agencies adopt five-year implementation plans that state the goals and objectives for redevelopment within established redevelopment project areas, show how proposed projects, programs and expenditures will eliminate blight, and show how the redevelopment requirements for low- and moderate-income housing will be met. This Implementation Plan also contains the 10-Year Low- and Moderate- Income Housing Compliance Plan.

The Board of Supervisors of the County of Los Angeles, as the legislative body approving redevelopment plans, adopted the Redevelopment Plan for the East Compton Redevelopment Project Area (Redevelopment Plan) on June 26, 1984. See Exhibit A for Project Area map. The name of the Project Area was subsequently changed to "East Rancho Dominguez". Since 1984 the Community Development Commission of the County of Los Angeles (Commission), as the governmental entity responsible for carrying out the activities of redevelopment, has led a program for revitalization in the East Rancho Dominguez Project Area (Project Area) that encompasses redevelopment in the form of community development, beautification, business improvements, and economic development.

The Redevelopment Plan outlines activities that the Commission may undertake to enhance revitalization. The ability to conduct redevelopment activities is granted to the Commission through the California Community Redevelopment Law. Redevelopment activities authorized by the Redevelopment Plan include land assembly, acquisition of property, clearance of land to create sites that foster new development, relocation assistance to residents and businesses which are displaced by the Commission's actions, rehabilitation of buildings, installation or upgrade of public infrastructure and facilities, increasing and improving low and moderate-income housing within the County areas, selling or leasing land, entering into agreements with existing property owners or outside developers to redevelop specific property, and meeting with the community to formulate goals, objectives, programs, and plans for future improvements.

Two of the major powers of redevelopment are the acquisition of property by eminent domain as a last resort for redevelopment, and the ability to reserve tax increment for reuse in the Project Area for commercial, industrial, and public facilities development and for affordable housing. The power of eminent domain was not used within the East Rancho Dominguez Project Area, and the ability to acquire property through eminent domain expired in 1996. Tax increment is generated when the property tax collected within the Project Area increases due to the improvements in the neighborhood.

The above redevelopment powers allow the Commission to implement specific projects and programs that meet the objectives for revitalization of the

community. The East Rancho Dominguez Redevelopment Plan expires on July 10, 2024. This Implementation Plan and the community participation process will help guide redevelopment activities within the remaining years of the Redevelopment Plan to assure that priorities are met and that revitalization is achieved. This implementation plan is only part of the Commission's planning efforts. Other planning efforts include the Consolidated Plan (a federal requirement), Community Development Block Grant (CDBG) annual budget, design guidelines and standards, land use planning, and community participation. This Implementation Plan may be amended at any time after a public hearing.

The Commission is the County's affordable housing and community development agency. The Commission builds better lives and better neighborhoods by strengthening neighborhoods, empowering families, supporting local economies and promoting individual achievement.

XXXVI. ACCOMPLISHMENTS WITHIN THE EAST RANCHO DOMINGUEZ REDEVELOPMENT PROJECT AREA

The Commission provided rehabilitation assistance for a shopping center at the corner of Atlantic Avenue and Compton Boulevard as a major commercial development in the Project Area through the Community Business Revitalization Program. The rehabilitation project consisted of a uniform design of graphics, color and signs, which brightened and identified the shopping center. Additionally, installation of landscaping made the parking areas more attractive for shoppers.

The Commission also made an impact on the Project Area infrastructure by assisting in the construction to upgrade public improvements and address deteriorated infrastructure. In order to assist and stimulate improvements and have an overall impact on the East Rancho Dominguez Project Area, the Commission provided for roadway, landscaping, crosswalk and drainage improvements. Roadway improvements included raised landscaped dividers at major intersections, project identification monuments, and a textured crosswalk at Atlantic Avenue and Compton Boulevard. The Commission also made improvements in and around sidewalks including planting street trees, repairing sidewalks in commercial areas and providing handicap ramps. In addition, fire flow water pressure improvements were installed along with street drainage improvements at various locations. The Commission also carries out on-going code compliance and graffiti removal programs within the Project Area.

XXXVII. GOALS AND OBJECTIVES FOR THE EAST RANCHO DOMINGUEZ REDEVELOPMENT PROJECT

The following goals and objectives are those in the original Redevelopment Plan.

- A. Control unplanned growth by guiding new development to meet the needs of the community as reflected in the Redevelopment Plan.

- B. Retain by means of redevelopment and rehabilitation as many existing businesses as possible.
- C. Remove impediments of land assembly and development through acquisition and reparcelization of land into reasonably sized and shaped parcels served by an improved street system and improved public facilities.
- D. Improve certain environmental deficiencies, including among others, the substandard water supply system for fire fighting purposes.
- E. Encourage the cooperation and participation of owners, business persons, and public agencies in the revitalization of the area.
- F. Eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the Project Area in accordance with the Redevelopment Plan.
- G. Achieve an environment reflecting a high level of concern for architectural, landscape, and urban design principles appropriate to the objectives of the Redevelopment Plan.
- H. Promote the economic well-being of the Project Area by encouraging the diversification of its commercial base and of employment opportunities.
- I. Encourage the development of a commercial and manufacturing environment which positively relates to adjacent land use and to upgrade and stabilize existing commercial uses.
- J. Provide opportunities for light industrial firms to locate their operations in an attractive, safe and economically sound environment in accordance with the Redevelopment Plan.
- K. Make provision for a pedestrian and vehicular circulation system which is coordinated with land uses and densities and adequate to accommodate traffic.
- L. Improve the visual environment of the community, and in particular to strengthen and enhance its image and identity.
- M. Develop safeguards against noise and pollution.
- N. Promote the development of local job opportunities.
- O. Improve the visual character of Atlantic Avenue and Compton Boulevard by the renovation of existing commercial structures in accordance with a consistent implementation of streetscape improvements.

XXXVIII. PROPOSED PROJECTS, PROGRAMS AND EXPENDITURES WITHIN THE NEXT FIVE YEARS

This Implementation Plan and the projects listed below are designed to alleviate physical and economic blight by establishing a comprehensive redevelopment strategy as a catalyst for community development within the Project Area. The implementation projects and programs are not intended in any way to pre-approve or limit projects or activities the Commission may seek to finance or carry out during the term of the Redevelopment Plan.

The completion of these planned projects and programs is contingent on the ability of the Commission to secure adequate funding for redevelopment efforts. The Commission's major funding source, CDBG, is allocated by the Federal government on an annual basis, and is not certain for subsequent years, let alone for a five-year horizon. Additionally, the Commission's secondary source of revenues, tax increment, is allocated to the Commission annually based on the amount of increase in the property tax, and is also difficult to project for the five-year period. Therefore, the estimates included in this Implementation Plan in no way bind the Commission and are listed for planning purposes only.

The Commission will focus its efforts within the next five years on commercial rehabilitation and beautification, and attracting employment-generating uses, specifically targeted at job opportunities for existing residents.

A. Community Business Revitalization

Provide financial assistance for the rehabilitation of various commercial establishments within the Project Area. It is estimated that the cost of commercial rehabilitation projects over the next five years will be \$800,000. (Five projects per year for five years – total 25 projects)

B. Streetscape Improvements

Streetscape improvements such as street trees, pedestrian lighting, trash receptacles, bus stop benches and community identification systems will be focused at the intersection of Atlantic Avenue and Compton Boulevard. This section forms an identifiable area amenable to visible improvements within a concentrated area. Anticipated expenditures over the next five years are approximately \$1,500,000, for design and construction. In addition, develop an Underground Utility Conversion strategy along Atlantic Avenue from San Luis Street to Alondra Boulevard to improve the aesthetics along the main corridor and help complement the future mixed-use project.

C. Site Development

Develop a 3.0 acre site at Atlantic Avenue and Linsley Street for a commercial and housing, mixed-use project. This site has already been assembled and cleared. Total cost for construction and off-site improvements will be approximately \$15.6 million. The proposed project will include up to 70 affordable rental units and commercial uses such as childcare, a primary care health clinic, and a parent resource center.

D. Code Enforcement and Graffiti Removal

The costs for code enforcement and graffiti removal programs are estimated at \$175,000.

E. County Library Relocation/Parking Lot Construction

Research the feasibility of entering into an Owner Participation Agreement (OPA) with the property owner of a site adjacent to Commission-owned property, for the construction of a new facility for the County Public Library. The OPA will be executed and construction of a new facility will be completed on a two-parcel site. Commission-owned property will be converted into a parking lot to serve Library patrons. Estimated expenditures are approximately \$2,500,000 for construction of facility and parking lot.

F. Property Acquisition/Site Assembly

Acquire properties at the northeast corner of Atlantic Avenue and Compton Boulevard for construction/expansion of the East Rancho Dominguez Senior Service Center.

XXXIX. HOW THE COMMISSION'S GOALS AND OBJECTIVES, PROJECTS, PROGRAMS AND EXPENDITURES WILL ELIMINATE BLIGHTING CONDITIONS

The East Rancho Dominguez Project Area is predominately a commercial and industrial district including properties with frontage along Atlantic Avenue from the City of Compton limit on the north to a line near Alondra Boulevard on the south, and along Compton Boulevard from Harris Street on the west to Williams Avenue on the east (Map 1). Approximately five residential units exist within the Project Area and no new residential developments are currently permitted pursuant to the Redevelopment Plan. However, the Commission is pursuing an amendment to the Redevelopment Plan that would permit residential development in the future to provide greater flexibility in its community improvement efforts.

Local-serving commercial uses and auto repair businesses are located along Atlantic Avenue. A major supermarket is located at the southwest corner of Atlantic Avenue and Compton Boulevard. Vacant and abandoned properties give a poor impression of the area. Underutilized commercial properties indicate a lack of investment in the area. Graffiti is found throughout the Project Area, mostly on vacant structures and the sides of buildings and alleyways. Approximately 52 percent of the households surrounding the Project Area are

considered overcrowded. A large portion of the building stock is deteriorated or dilapidated, and the remaining buildings need varying levels of maintenance. A few structures may need replacement because of the severe level of deterioration. Long-term vacant parcels present a blighting influence. Commercial areas need aesthetic improvements such as screening and graffiti removal, as well as revitalization programs, and new development.

The goals and objectives of the East Rancho Dominguez Redevelopment Plan are to remove physical and economic blight. The redevelopment programs and projects are being used as a catalyst to encourage private investment into the Project Area, and as a result create employment opportunities for local residents. Public improvements are also intended to assist with the overall beautification of the Project Area and to make the Project Area more inviting for private development. The Project Area goals and objectives allow for the identification of programs, projects, and expenditures. Commercial rehabilitation will help to improve the building stock of the Project Area and encourage new and expanded business development. Code compliance will help to make the Project Area safer. Graffiti removal will help eliminate a blighting influence on the commercial corridor. Assistance for industrial development within the Project Area will enhance provide employment opportunities for local residents. A focus on redevelopment activities within a five-block section of Atlantic Avenue from San Luis Street to Alondra Boulevard to provide streetscape and other physical improvements will help to attract private investment.

XL. THE COMMISSION'S TEN YEAR LOW- AND MODERATE-INCOME HOUSING COMPLIANCE PLAN

Beyond the requirements of the Commission to comply with Federal funding, the Commission must comply with the California Community Redevelopment Law for preservation and enhancement of the community's supply of low and moderate-income housing as it relates to each of the established project areas.

The Implementation Plan must explain how the goals and objectives, projects and expenditures will implement the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 of the Community Redevelopment Law. These sections relate to the Commission's requirement to: 1) set aside 20 percent of the Project Area's tax increment revenues to increase, improve and preserve the community's supply of low- and moderate-income housing [33334.2, 33334.4, and 33334.6]; 2) assure that certain portions of new housing units developed with assistance by the Commission be provided to very low-, low- and moderate-income persons [333413]; and 3) provide for the replacement of housing units that are removed from the low- and moderate-income housing stock through the Commission's activities [33413].

Residential uses are currently not permitted within the Project Area. However, a contemplated amendment to the Redevelopment Plan will permit such development.

Because residential uses are currently not permitted within the Project Area, the Commission does not currently assist in the development or rehabilitation of

housing within the Project Area boundaries. However, the East Rancho Dominguez Housing Fund monies are presently allocated to low- and moderate-income housing rehabilitation efforts immediately outside the Project Area. Grants are used to upgrade the exterior, improve landscaping, removal of hazardous materials such as lead-based paint, and/or installation of double-pane windows for sound insulation.

These goals and objectives, projects and expenditures will implement the affordable housing requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 of the California Community Redevelopment Law as follows:

1. Increase, Improve and Expand the Supply of Low- and Moderate-Income Housing [Sections 33334.2 and 33334.6. California's Community Redevelopment Law requires that an amount equal to 20% of tax increment generated by a project area must be set aside for the specific purpose of increasing or improving the community's supply of very low-, low- and moderate-income housing. As the amount of tax increment available from the Project Area is generally only \$75,000 per year, the amount of tax increment to be set aside is approximately \$15,000 per year. All housing described above, which will be financed by the set aside funds, will be subject to the income and affordability requirements of the law, and subject to recorded covenants evidencing such as very low-, or low- and moderate-income and affordability restrictions for the longest feasible time, but not less than the period required by state law and the Commission's policy. Because the Redevelopment Plan at present provides for commercial and light manufacturing industrial uses only, housing funds are currently utilized outside the Project Area.
10. Proportion of Very Low-, Low- and Moderate-Income Housing [Section 33334.4]. The Commission's plan is that the housing units to be developed or rehabilitated will be affordable to very low-, low- or moderate-income households in the following proportions: not less than forty percent (40%) very low income; not more than fifteen percent (15%) moderate-income; and the remainder very-low and low-income. The County's most recent Regional Housing Needs Assessment found that of 52,232 housing units required throughout the County, 17% of these units should be very low-income, 14% low-income, 19% moderate-income, and the remainder above moderate-income.
3. Estimate of Housing Production Figures and Use of Low and Moderate-Income Housing Fund [Section 33490 (a)]. The East Rancho Dominguez Redevelopment Plan currently provides for commercial and light manufacturing industrial uses only. However, a planned amendment to the Redevelopment Plan will permit such development. Currently, a mixed-use affordable housing development is planned for the area. The current estimated housing production figures and proposed uses of the East Rancho

Dominguez Community Housing Trust Funds are attached as Tables I and II.

4. Replacement Housing [Section 33413 (a)]. The East Rancho Dominguez Redevelopment Plan was adopted subsequent to January 1, 1976, the effective date of Section 33413. Therefore, the replacement housing provisions of Section 33413 (a) apply to the East Rancho Dominguez Redevelopment Project, pursuant to which, the Commission is required to replace all dwelling units housing persons and families of low- or moderate-income destroyed or removed as part of a written agreement executed by the Commission within four years following such destruction or removal. Implementation activity by the Commission within the Project Area for the next five years will not result in the removal or destruction of any low- or moderate-income dwelling units, therefore, the replacement housing requirements of Section 33413 will not be applicable.
5. Inclusionary Housing [Section 33413 (b)]. In addition to the replacement housing requirements set forth above in Section 4, the East Rancho Dominguez Redevelopment Plan is also subject to the inclusionary housing requirements of 33413 (b), pursuant to which, at least thirty percent (30%) of all new or substantially rehabilitated dwelling units developed by the Commission for low- and moderate income persons or families and at least fifteen percent (15%) non-Commission developed dwelling units Commission for low- and moderate-income persons or families within the Project Area must be made available to persons and families of low- or moderate-income at affordable housing costs. Moreover, not less than fifty percent (50%) of the dwelling units developed for low- and moderate-income persons or families by the Commission and forty percent (40%) of the non-Commission developed units for low- and moderate-income persons or families must also be made available and occupied by very low- income households. The East Rancho Dominguez Redevelopment Plan currently provides for commercial and light manufacturing industrial uses only. An amendment to the Redevelopment Plan is planned which will permit residential development, and such development will be in compliance with this section and other pertinent sections of the law.

Table I
Annual Housing Program
Section 33490 (a) (2)

HOUSING PRODUCTION	2005	2006	2007	2008	2009
Housing Units to be developed	0	0	0	70	0
Housing Units to be substantially rehabilitated	1	1	1	1	1
Housing Units to be price restricted (through acquisition of price restriction covenants for existing housing)	0	0	0	0	0
Housing Units to be otherwise assisted by the Commission	0	0	0	70	0
Housing Units to be destroyed as result of redevelopment	0	0	0	0	0

HOUSING PRODUCTION	2010	2011	2012	2013	2014
Housing Units to be developed	0	0	0	0	0
Housing Units to be substantially rehabilitated	1	1	1	1	1
Housing Units to be price restricted (through acquisition of price restriction covenants for existing housing)	0	0	0	0	0
Housing Units to be otherwise assisted by the Commission	0	0	0	0	0
Housing Units to be destroyed as result of redevelopment	0	0	0	0	0

Table II
Annual Housing Program
Section 33490 (a) (2)

Low and Moderate-Income Housing Fund	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
Annual Deposits					
(20% Tax Increment deposits)	\$14,638	\$15,174	\$15,721	\$16,278	\$16,847
Funds to be spent or committed annually to pay debt service on bonds used for affordable housing	0	0	0	0	0
Funds to be transferred to housing authority or another public entity	0	0	0	0	0

Low and Moderate-Income Housing Fund	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
Annual Deposits					
(20% Tax Increment deposits)	\$14,638	\$15,174	\$15,721	\$16,278	\$16,847
Funds to be spent or committed annually to pay debt service on bonds used for affordable housing	0	0	0	0	0
Funds to be transferred to housing authority or another public entity	0	0	0	0	0



**FIVE-YEAR REDEVELOPMENT
IMPLEMENTATION PLAN
2004-2009**

AND

**TEN-YEAR AFFORDABLE HOUSING
COMPLIANCE PLAN
2004-2014**

**FOR THE EAST RANCHO DOMINGUEZ
REDEVELOPMENT PROJECT AREA**

**COMMUNITY DEVELOPMENT COMMISSION
OF THE COUNTY OF LOS ANGELES**

**FIVE-YEAR IMPLEMENTATION PLAN
2005-2009**

And

**TEN-YEAR LOW- AND MODERATE- INCOME HOUSING PLAN
2005-2014**

**FOR THE
EAST RANCHO DOMINGUEZ REDEVELOPMENT PROJECT**

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I. PURPOSE OF THIS IMPLEMENTATION PLAN, REDEVELOPMENT ACTIVITIES, AND THE ROLE OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES

This Implementation Plan has been prepared to comply with Section 33490 of the California Community Redevelopment Law. This Section of the law requires that California redevelopment agencies adopt five-year implementation plans that state the goals and objectives for redevelopment within established redevelopment project areas, show how proposed projects, programs and expenditures will eliminate blight, and show how the redevelopment requirements for low- and moderate-income housing will be met. This Implementation Plan also contains the 10-Year Low- and Moderate- Income Housing Compliance Plan.

The Board of Supervisors of the County of Los Angeles, as the legislative body approving redevelopment plans, adopted the Redevelopment Plan for the East Compton Redevelopment Project Area (Redevelopment Plan) on June 26, 1984. See Exhibit A for Project Area map. The name of the Project Area was subsequently changed to "East Rancho Dominguez". Since 1984 the Community Development Commission of the County of Los Angeles (Commission), as the governmental entity responsible for carrying out the activities of redevelopment, has led a program for revitalization in the East Rancho Dominguez Project Area (Project Area) that encompasses redevelopment in the form of community development, beautification, business improvements, and economic development.

The Redevelopment Plan outlines activities that the Commission may undertake to enhance revitalization. The ability to conduct redevelopment activities is granted to the Commission through the California Community Redevelopment Law. Redevelopment activities authorized by the Redevelopment Plan include land assembly, acquisition of property, clearance of land to create sites that foster new development, relocation assistance to residents and businesses which are displaced by the Commission's actions, rehabilitation of buildings, installation or upgrade of public infrastructure and facilities, increasing and improving low and moderate-income housing within the County areas, selling or leasing land, entering into agreements with existing property owners or outside developers to redevelop specific property, and meeting with the community to formulate goals, objectives, programs, and plans for future improvements.

Two of the major powers of redevelopment are the acquisition of property by eminent domain as a last resort for redevelopment, and the ability to reserve tax increment for reuse in the Project Area for commercial, industrial, and public facilities development and for affordable housing. The power of eminent domain was not used within the East Rancho Dominguez Project Area, and the ability to acquire property through eminent domain expired in 1996. Tax increment is generated when the property tax collected within the Project Area increases due to the improvements in the neighborhood.

The above redevelopment powers allow the Commission to implement specific projects and programs that meet the objectives for revitalization of the community. The East Rancho Dominguez Redevelopment Plan expires on July 10, 2024. This Implementation Plan and the community participation process will help guide redevelopment activities within the remaining years of the Redevelopment Plan to assure that priorities are met and that revitalization is achieved. This implementation plan is only part of the Commission's planning efforts. Other planning efforts include the Consolidated Plan (a federal requirement), Community Development Block Grant (CDBG) annual budget, design guidelines and standards, land use planning, and community participation. This Implementation Plan may be amended at any time after a public hearing.

The Commission is the County's affordable housing and community development agency. The Commission builds better lives and better neighborhoods by strengthening neighborhoods, empowering families, supporting local economies and promoting individual achievement.

II. ACCOMPLISHMENTS WITHIN THE EAST RANCHO DOMINGUEZ REDEVELOPMENT PROJECT AREA

The Commission provided rehabilitation assistance for a shopping center at the corner of Atlantic Avenue and Compton Boulevard as a major commercial development in the Project Area through the Community Business Revitalization Program. The rehabilitation project consisted of a uniform design of graphics, color and signs, which brightened and identified the shopping center. Additionally, installation of landscaping made the parking areas more attractive for shoppers.

The Commission also made an impact on the Project Area infrastructure by assisting in the construction to upgrade public improvements and address deteriorated infrastructure. In order to assist and stimulate improvements and have an overall impact on the East Rancho Dominguez Project Area, the Commission provided for roadway, landscaping, crosswalk and drainage improvements. Roadway improvements included raised landscaped dividers at major intersections, project identification monuments, and a textured crosswalk at Atlantic Avenue and Compton Boulevard. The Commission also made improvements in and around sidewalks including planting street trees, repairing sidewalks in commercial areas and providing handicap ramps. In addition, fire flow water pressure improvements were installed along with street drainage improvements at various locations. The Commission also carries out on-going code compliance and graffiti removal programs within the Project Area.

III. GOALS AND OBJECTIVES FOR THE EAST RANCHO DOMINGUEZ REDEVELOPMENT PROJECT

The following goals and objectives are those in the original Redevelopment Plan.

- A. Control unplanned growth by guiding new development to meet the needs of the community as reflected in the Redevelopment Plan.

- B. Retain by means of redevelopment and rehabilitation as many existing businesses as possible.
- C. Remove impediments of land assembly and development through acquisition and reparcelization of land into reasonably sized and shaped parcels served by an improved street system and improved public facilities.
- D. Improve certain environmental deficiencies, including among others, the substandard water supply system for fire fighting purposes.
- E. Encourage the cooperation and participation of owners, business persons, and public agencies in the revitalization of the area.
- F. Eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the Project Area in accordance with the Redevelopment Plan.
- G. Achieve an environment reflecting a high level of concern for architectural, landscape, and urban design principles appropriate to the objectives of the Redevelopment Plan.
- H. Promote the economic well-being of the Project Area by encouraging the diversification of its commercial base and of employment opportunities.
- I. Encourage the development of a commercial and manufacturing environment which positively relates to adjacent land use and to upgrade and stabilize existing commercial uses.
- J. Provide opportunities for light industrial firms to locate their operations in an attractive, safe and economically sound environment in accordance with the Redevelopment Plan.
- K. Make provision for a pedestrian and vehicular circulation system which is coordinated with land uses and densities and adequate to accommodate traffic.
- L. Improve the visual environment of the community, and in particular to strengthen and enhance its image and identity.
- M. Develop safeguards against noise and pollution.
- N. Promote the development of local job opportunities.
- O. Improve the visual character of Atlantic Avenue and Compton Boulevard by the renovation of existing commercial structures in accordance with a consistent implementation of streetscape improvements.

IV. PROPOSED PROJECTS, PROGRAMS AND EXPENDITURES WITHIN THE NEXT FIVE YEARS

This Implementation Plan and the projects listed below are designed to alleviate physical and economic blight by establishing a comprehensive redevelopment strategy as a catalyst for community development within the Project Area. The implementation projects and programs are not intended in any way to pre-approve or limit projects or activities the Commission may seek to finance or carry out during the term of the Redevelopment Plan.

The completion of these planned projects and programs is contingent on the ability of the Commission to secure adequate funding for redevelopment efforts. The Commission's major funding source, CDBG, is allocated by the Federal government on an annual basis, and is not certain for subsequent years, let alone for a five-year horizon. Additionally, the Commission's secondary source of revenues, tax increment, is allocated to the Commission annually based on the amount of increase in the property tax, and is also difficult to project for the five-year period. Therefore, the estimates included in this Implementation Plan in no way bind the Commission and are listed for planning purposes only.

The Commission will focus its efforts within the next five years on commercial rehabilitation and beautification, and attracting employment-generating uses, specifically targeted at job opportunities for existing residents.

A. Community Business Revitalization

Provide financial assistance for the rehabilitation of various commercial establishments within the Project Area. It is estimated that the cost of commercial rehabilitation projects over the next five years will be \$800,000. (Five projects per year for five years – total 25 projects)

B. Streetscape Improvements

Streetscape improvements such as street trees, pedestrian lighting, trash receptacles, bus stop benches and community identification systems will be focused at the intersection of Atlantic Avenue and Compton Boulevard. This section forms an identifiable area amenable to visible improvements within a concentrated area. Anticipated expenditures over the next five years are approximately \$1,500,000, for design and construction. In addition, develop an Underground Utility Conversion strategy along Atlantic Avenue from San Luis Street to Alondra Boulevard to improve the aesthetics along the main corridor and help complement the future mixed-use project.

C. Site Development

Develop a 3.0 acre site at Atlantic Avenue and Linsley Street for a commercial and housing, mixed-use project. This site has already been assembled and cleared. Total cost for construction and off-site improvements will be approximately \$15.6 million. The proposed project will include up to 70

affordable rental units and commercial uses such as childcare, a primary care health clinic, and a parent resource center.

D. Code Enforcement and Graffiti Removal

The costs for code enforcement and graffiti removal programs are estimated at \$175,000.

E. County Library Relocation/Parking Lot Construction

Research the feasibility of entering into an Owner Participation Agreement (OPA) with the property owner of a site adjacent to Commission-owned property, for the construction of a new facility for the County Public Library. The OPA will be executed and construction of a new facility will be completed on a two-parcel site. Commission-owned property will be converted into a parking lot to serve Library patrons. Estimated expenditures are approximately \$2,500,000 for construction of facility and parking lot.

F. Property Acquisition/Site Assembly

Acquire properties at the northeast corner of Atlantic Avenue and Compton Boulevard for construction/expansion of the East Rancho Dominguez Senior Service Center.

V. HOW THE COMMISSION'S GOALS AND OBJECTIVES, PROJECTS, PROGRAMS AND EXPENDITURES WILL ELIMINATE BLIGHTING CONDITIONS

The East Rancho Dominguez Project Area is predominately a commercial and industrial district including properties with frontage along Atlantic Avenue from the City of Compton limit on the north to a line near Alondra Boulevard on the south, and along Compton Boulevard from Harris Street on the west to Williams Avenue on the east (Map 1). Approximately five residential units exist within the Project Area and no new residential developments are currently permitted pursuant to the Redevelopment Plan. However, the Commission is pursuing an amendment to the Redevelopment Plan that would permit residential development in the future to provide greater flexibility in its community improvement efforts.

Local-serving commercial uses and auto repair businesses are located along Atlantic Avenue. A major supermarket is located at the southwest corner of Atlantic Avenue and Compton Boulevard. Vacant and abandoned properties give a poor impression of the area. Underutilized commercial properties indicate a lack of investment in the area. Graffiti is found throughout the Project Area, mostly on vacant structures and the sides of buildings and alleyways. Approximately 52 percent of the households surrounding the Project Area are considered overcrowded. A large portion of the building stock is deteriorated or dilapidated, and the remaining buildings need varying levels of maintenance. A few structures may need replacement because of the severe level of deterioration. Long-term vacant parcels present a blighting influence.

Commercial areas need aesthetic improvements such as screening and graffiti removal, as well as revitalization programs, and new development.

The goals and objectives of the East Rancho Dominguez Redevelopment Plan are to remove physical and economic blight. The redevelopment programs and projects are being used as a catalyst to encourage private investment into the Project Area, and as a result create employment opportunities for local residents. Public improvements are also intended to assist with the overall beautification of the Project Area and to make the Project Area more inviting for private development. The Project Area goals and objectives allow for the identification of programs, projects, and expenditures. Commercial rehabilitation will help to improve the building stock of the Project Area and encourage new and expanded business development. Code compliance will help to make the Project Area safer. Graffiti removal will help eliminate a blighting influence on the commercial corridor. Assistance for industrial development within the Project Area will enhance provide employment opportunities for local residents. A focus on redevelopment activities within a five-block section of Atlantic Avenue from San Luis Street to Alondra Boulevard to provide streetscape and other physical improvements will help to attract private investment.

VI. THE COMMISSION'S TEN YEAR LOW- AND MODERATE-INCOME HOUSING COMPLIANCE PLAN

Beyond the requirements of the Commission to comply with Federal funding, the Commission must comply with the California Community Redevelopment Law for preservation and enhancement of the community's supply of low and moderate-income housing as it relates to each of the established project areas.

The Implementation Plan must explain how the goals and objectives, projects and expenditures will implement the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 of the Community Redevelopment Law. These sections relate to the Commission's requirement to: 1) set aside 20 percent of the Project Area's tax increment revenues to increase, improve and preserve the community's supply of low- and moderate-income housing [33334.2, 33334.4, and 33334.6]; 2) assure that certain portions of new housing units developed with assistance by the Commission be provided to very low-, low- and moderate-income persons [333413]; and 3) provide for the replacement of housing units that are removed from the low- and moderate-income housing stock through the Commission's activities [33413].

Residential uses are currently not permitted within the Project Area. However, a contemplated amendment to the Redevelopment Plan will permit such development.

Because residential uses are currently not permitted within the Project Area, the Commission does not currently assist in the development or rehabilitation of housing within the Project Area boundaries. However, the East Rancho Dominguez Housing Fund monies are presently allocated to low- and moderate-income housing rehabilitation efforts immediately outside the Project Area. Grants are used to upgrade the exterior, improve landscaping, removal of

hazardous materials such as lead-based paint, and/or installation of double-pane windows for sound insulation.

These goals and objectives, projects and expenditures will implement the affordable housing requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 of the California Community Redevelopment Law as follows:

1. Increase, Improve and Expand the Supply of Low- and Moderate-Income Housing [Sections 33334.2 and 33334.6. California's Community Redevelopment Law requires that an amount equal to 20% of tax increment generated by a project area must be set aside for the specific purpose of increasing or improving the community's supply of very low-, low- and moderate-income housing. As the amount of tax increment available from the Project Area is generally only \$75,000 per year, the amount of tax increment to be set aside is approximately \$15,000 per year. All housing described above, which will be financed by the set aside funds, will be subject to the income and affordability requirements of the law, and subject to recorded covenants evidencing such as very low-, or low- and moderate-income and affordability restrictions for the longest feasible time, but not less than the period required by state law and the Commission's policy. Because the Redevelopment Plan at present provides for commercial and light manufacturing industrial uses only, housing funds are currently utilized outside the Project Area.

VII. PURPOSE OF THIS IMPLEMENTATION PLAN, REDEVELOPMENT ACTIVITIES, AND THE ROLE OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES

This Implementation Plan has been prepared to comply with Section 33490 of the California Community Redevelopment Law which requires that California redevelopment agencies adopt five-year implementation plans that contain the specific goals and objectives for the redevelopment program within established redevelopment project areas, show how proposed projects, programs and expenditures will eliminate blight, and state how the redevelopment requirements for low- and moderate-income housing will be met. This Implementation Plan may be amended at any time after a public hearing.

The Board of Supervisors of the County of Los Angeles, as the legislative body approving redevelopment plans for project areas in unincorporated areas of the County, adopted the West Altadena Redevelopment Plan (Redevelopment Plan) for the West Altadena Redevelopment Project Area (Project Area) on August 12, 1986. The Project Area generally coincides with the two main commercial corridors, Lincoln Avenue and Woodbury Road in a substantially built-out, business district with few residential parcels. See Exhibit A for a map of the Project Area.

The Community Development Commission of the County of Los Angeles (Commission) acts as the redevelopment agency within designated redevelopment project areas in the unincorporated areas of the County. The Commission is the governmental entity responsible for carrying out redevelopment activities under the Redevelopment Plan until it expires in

2026. Redevelopment activities authorized by the Redevelopment Plan in accordance with California Community Redevelopment Law include; working with the community to formulate goals, objectives, programs, and plans for future improvements; assembling land; clearing land for new development; relocating residents and businesses that are displaced by Commission actions; rehabilitating buildings; installing or upgrading public infrastructure and facilities; constructing and rehabilitating low- and moderate-income housing; selling or leasing land; and entering into agreements with property owners or developers to redevelop specific properties.

One of the major tools of redevelopment agencies is the ability to receive tax increment for use in the Project Area for commercial, industrial and public facilities development and for affordable housing. Tax increment is generated when the property taxes collected within the Project Area increase due to improvements in the Project Area. Although the Commission's ability to receive tax increment revenues is vital to carrying out projects and programs, the limited amount of tax increment generated within the 80 acre Project Area requires the Commission to rely on other sources of revenue to fund activities in the Project Area.

The Commission also has the power to acquire property by eminent domain as a last resort for redevelopment. To date, the power of eminent domain has not been used within the Project Area. Currently, the Commission's ability to acquire property through eminent domain expires in 2010.

The community participation process and this Implementation Plan, as amended from time to time, will guide redevelopment activities for the remaining life of the Redevelopment Plan to assure that priorities are met and that revitalization is achieved. This Implementation Plan is only one part of the Commission's planning efforts. Other planning activities include the Consolidated Plan (a federal requirement), the Community Development Block Grant (CDBG) annual budget, community design guidelines and standards, and land use planning.

VIII. ACCOMPLISHMENTS WITHIN THE WEST ALTADENA REDEVELOPMENT PROJECT AREA

A. Acquisition of future development sites

The Commission has acquired 29 properties over the past five years. Of those twenty-nine properties, 27 have had their improvements demolished and cleared.

B. Demolition of the Pasadena Rose Bowl Motel and Laney's Liquor Store

The Commission acquired the sites of these two businesses, which many in the community viewed as blighting influences, and their structures were demolished.

C. Business Technology Center

The Commission provided financial assistance for the operation of the Business Technology Center (BTC). The BTC is a Commission-owned and operated facility for small businesses developing applications in high technology. The BTC now provides space for 39 firms

specializing in fields such as fuel cells and biometric software. Over the past five years, the BTC has helped to create approximately 475 jobs.

D. Creation of the West Altadena Project Area Committee

In 2000, the Board of Supervisors of the County of Los Angeles voted to create the West Altadena Project Area Committee (WAPAC), to advise the Commission on redevelopment matters in West Altadena. The WAPAC meets monthly to address redevelopment issues in the West Altadena community.

E. Emerging Planning and Design Principles and Guidelines.

The Commission hired the consulting firm MIG to conduct three 'Town Hall' meetings on July 14 and 28, and on August 18, 2001 to determine the community's vision for future development the Project Area. The document produced from these meetings, "Emerging Planning and Design Principles and Guidelines", is a valuable tool that assists the WAPAC and the Commission in evaluating development plans for the Project Area.

F. Lincoln Avenue Redevelopment – Agreement to Negotiate Exclusively

In August 2003, the Commission entered into an Agreement to Negotiate Exclusively (ANE) with a developer, Lincoln Avenue Redevelopment, LLC, also known as Altadena Lincoln Crossing, LLC, to redevelop the Lincoln Avenue Corridor in the Project Area. Out of the eight developers that made presentations to the West Altadena community, the WAPAC recommended and the Commission selected the developer based upon the community's needs, the evaluation of their proposal, criteria set forth in the community town hall visioning process, and architectural design. This project is further detailed in Section IV.

G. Housing Rehabilitation

The Commission has expended over \$300,000 of low and moderate-income housing funds to rehabilitate homes of low and moderate-income persons within the Project Area. Seventeen households were given grants to repair roofs, plumbing, new windows, driveways, electrical repair, new paint, and façade improvement.

IX. GOALS AND OBJECTIVES FOR THE WEST ALTADENA REDEVELOPMENT PROJECT AREA

The following goals and objectives for the Project Area are those contained in the original 1986 Redevelopment Plan:

- A. Control unplanned growth by guiding new development to meet the needs of the community as reflected in the Redevelopment Plan.
- B. Retain by means of redevelopment and rehabilitation as many existing businesses as possible.
- C. Remove impediments of land assembly and development through the acquisition and re-parcelization of land into reasonably sized and shaped parcels served by an improved street system and improved public facilities.
- D. Improve environmental deficiencies.
- E. Encourage the cooperation and participation of owners, businesspersons, and public agencies in the revitalization of the Project Area.
- F. Eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the Project Area in accordance with the Redevelopment Plan.

- G. Achieve an environment reflecting a high level of concern for architectural, landscape and urban design principles appropriate to the objectives of the Redevelopment Plan.
- H. Promote the economic well-being of the Project Area by encouraging the diversification of its commercial base and of employment opportunities.
- I. Provide opportunities for business park firms to locate their operations in an attractive, safe and economically sound environment in accordance with the Redevelopment Plan.
- J. Make provision for a pedestrian and vehicular circulation system which is coordinated with land uses and densities and adequate to accommodate traffic.
- K. Improve the visual environment of the community, and in particular to strengthen and enhance its image and identity.
- L. Develop safeguards against noise and pollution.
- M. Promote the development of local job opportunities.
- N. Coordinate the revitalization efforts in the Project Area with other public economic development programs in the County.
- O. Provide for opportunities for minority business enterprises to remain, expand, and participate in the redevelopment of the Project Area.

X. PROPOSED PROJECTS, PROGRAMS AND ESTIMATED EXPENDITURES WITHIN THE NEXT FIVE YEARS

This Implementation Plan and the projects listed below are designed to eliminate physical and economic blight by establishing a comprehensive redevelopment strategy as a catalyst for community development within the Project Area. The implementation projects and programs are not intended in any way to pre-approve or limit projects or activities the Commission may seek to finance or carry out during the term of the Redevelopment Plan.

The completion of these planned projects and programs is contingent on the ability of the Commission to secure adequate funding for redevelopment efforts. The Commission's major funding source, Community Development Block Grant (CDBG) funds, is allocated by the U.S. Department of Housing and Urban Development (HUD) on an annual basis, and is not certain for subsequent years, let alone for a five-year horizon. Additionally, the Commission's secondary source of revenues, property tax increment, is allocated to the Commission annually based on the amount of increase in property taxes generated within the Project Area, and is also difficult to estimate for the five-year period. Therefore, the estimates included in this Implementation Plan are not binding on the Commission and are listed for planning purposes only.

Although the Commission will continue its programs to develop affordable housing and provide for residential rehabilitation, the focus of its efforts within the next five years will be on continuing business attraction and retention programs and projects that are consistent with expressed community goals. Housing projects are detailed in Section VI.

A. Lincoln Avenue

The Commission has entered into an Agreement to Negotiate Exclusively (ANE) with a developer, Lincoln Avenue Redevelopment, LLC, now known as Altadena Lincoln Crossing, LLC, to redevelop Lincoln Avenue from Woodbury Road on the South to Figueroa Drive to the North. The total project size is approximately 21.5 acres.

The development team consists of a 501(c)(3) not for profit organization, West Altadena Development Corporation, Eric Lloyd Wright Architects and Associates, and Dorn-Platz Company. The selected development team has proposed a multi-phase, mixed-use development including a supermarket, fitness center, retail shops, office space, condominium housing, apartments, restaurants, and public plazas. Upon the full execution of the Disposition and Development Agreement, the Developer and the Commission will commence groundbreaking for Phase 1 A in the first quarter of 2005. The timing of future phases and the total cost of the project have not yet been determined.

The four-phase Lincoln Crossing Project is planned as follows and depicted on Page 7, below:

5. ***Phase 1A – Northeast corner of Lincoln Avenue & Woodbury Road between Woodbury Road & Crosby Street will consist of:***

24 Hr. Fitness	37,000 sq ft
Supermarket	35,000 sq ft
Retail	17,500 sq ft
Residential	9.525 sq ft

6.
7. ***Phase 1B -Northwest corner of Lincoln Avenue & Woodbury Road between Woodbury Road & Crosby Street will consist of:***

Retail	29,800 sq ft
Tech School/ Office	30,000 sq ft
Restaurant	6,000 sq ft
Residential	18 units

8.
9. ***PHASE 2 – East side of Lincoln Avenue between Crosby Avenue & Figueroa Drive will consist of:***

Retail and Offices (2a)	20,000 sq ft
Theater (2a)	15,000 sq ft
Offices (2b)	30,000 sq ft

10.
11. ***PHASE 3 – West side of Lincoln Avenue between Crosby Street & Figueroa Drive will consist of:***

Retail	44,000 sq ft
Offices	14,000 sq ft
Restaurants	6,000 sq ft
Residential	30 units

PHASE 4 – West side of Olive Avenue between Crosby Street and Figueroa Drive consists of:

Residential	40 units
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North side of Figueroa Drive - Development or rehabilitation of existing buildings

PARCEL IDENTIFICATION MAP
for
WEST ALTADENA
DEVELOPMENT



B. Windsor/Woodbury

Following a competitive owner participation process, on March 25, 2002, the WAPAC recommended that the Commission enter into an Agreement to Negotiate Exclusively (ANE) with Follis-Clifford Altadena, LLC to develop a light industrial office park on approximately three acres at the corner of North Windsor Avenue and West Woodbury Road. In November 2002, the Commission entered into an ANE with the developer for the Windsor/Woodbury project site. However, the Commission and the developer were unable to enter into a Disposition and Development Agreement prior to the expiration of the ANE. The Commission will work with the WAPAC to select the most suitable option to develop the site that is consistent with the wishes of the community.

C. Technical Support

Provide technical assistance to businesses seeking to assemble sites for new development in the Project Area and facilitate owner participation activities for new commercial development. Assistance will also be provided to the WAPAC in the form of office and meeting space at the BTC, as well as administrative support from the Commission.

XI. HOW THE COMMISSION'S GOALS AND OBJECTIVES, PROJECTS, PROGRAMS AND EXPENDITURES WILL ELIMINATE BLIGHTING CONDITIONS

The Project Area is comprised of 80 acres in the western portion of Altadena situated between the communities of La Canada-Flintridge, Pasadena, and the eastern portion of Altadena (Map 1). The Project Area encompasses portions of the Lincoln Avenue commercial corridor between Figueroa Drive and Woodbury Road, and the Woodbury Road commercial corridor between Lincoln Avenue and Windsor Avenue. Combined, these two corridors comprise the major commercial corridors in West Altadena. Lincoln Avenue is the primary neighborhood retail corridor. Woodbury Road represents a mix of commercial, light industrial, public and residential uses.

The Commission's goals and objectives, projects and programs, and expenditures are to continue area improvements that are consistent with the Redevelopment Plan and expressed WAPAC and community objectives. The focus of the projects and programs will be on revitalization of the commercial corridors, the attraction of a supermarket to the Project Area, and the creation of employment and entrepreneurial opportunities.

The Commission's land assembly program will help to create sites large enough to attract commercial and business park development leading to increased employment opportunities. Land assembly will also create sites that are large enough to attract private investment and new development and reduce incompatible land uses.

XII. THE COMMISSION'S TEN-YEAR LOW- AND MODERATE-INCOME HOUSING COMPLIANCE PLAN

In addition to the requirements of the Commission to comply with Federal funding, the Commission must comply with the California Community Redevelopment Law for preservation and enhancement of the community's supply of low- and moderate-income housing as it relates to each of the established redevelopment project areas. California Community Redevelopment Law requires that the Commission prepare a Ten Year Low- and Moderate-Income Housing Compliance Plan for the Project Area.

The Compliance Plan explains how the goals and objectives, projects, programs, and expenditures will implement the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 of California Community Redevelopment Law. These sections relate to the Commission's requirements to: 1) set aside 20 percent of the Project Area's tax increment revenues to increase, improve and preserve the community's supply of low- and moderate-income housing [33334.2, 33334.4, and 33334.6]; 2) assure that certain portions of new housing units developed with assistance by the Commission be provided to very low-, low- and moderate-income persons [33413(b)]; and 3) provide for the replacement of housing units that are removed from the low- and moderate-income housing stock through the Commission's activities [33413(a)].

The following are projects and expenditures planned by the Commission for the Project Area in the ten-year period covered by this Low- and Moderate- Income Housing Compliance Plan that will meet applicable affordable housing requirements:

1. Rehabilitation of residential structures to improve and preserve the community's supply of low- and moderate-income housing. The Commission plans to spend approximately \$660,000 over the 10-year period to assist in the rehabilitation of approximately 33 housing units that will be restricted to low- and moderate-income families.
2. Inclusionary Housing Obligation. The current plan for Lincoln Avenue calls for the construction of 88 new homes in the Project Area. Pursuant to Section 33413(b), at least 15% of all housing units developed within the Project Area must be affordable to low- and moderate- income residents, and a minimum of 40% of these price-restricted units must be made affordable to very low-income residents. Therefore, assuming that all 88 units are constructed, 14 of the units will be reserved for low- and moderate- income residents, with six units reserved for very low-income residents. The funding sources and costs for these units have not been determined at this time.
3. Replacement Housing Obligation. Pursuant to Section 33413(a), whenever homes of low- or moderate-income persons are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project, the Commission is required to replace those homes with an equal number of dwelling units, with an equal or greater number of bedrooms, available at affordable housing cost to, and occupied by, persons of the same income level, or below, those in the displaced units, within four years of the destruction or removal of the home. The exact number of homes inhabited by low- and moderate- income persons that could be potentially displaced by redevelopment activity has not been determined, but the Commission recognizes this obligation.

The following goals and objectives, projects and expenditures will implement the affordable housing requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 of the California Community Redevelopment Law as follows:

1. Increase, Improve and Expand the Supply of Low- and Moderate-Income Housing [Sections 33334.2 and 33334.6]. The housing to be developed and rehabilitated as described above will utilize approximately \$1.4 million in West Altadena low- and moderate- income housing funds to increase, improve and expand the community's supply of low- and moderate-income housing over the next ten years. California's Community Redevelopment Law requires that an amount equal to 20% of tax increment generated by a project area must be set aside for the specific purpose of increasing or improving the community's supply of very low-, low- and moderate-income housing. The amount of tax increment set aside is currently about \$95,000 annually, and this is expected to increase as property values rise in the Project Area.
2. Public Policy for Expenditure of Housing Funds [Section 33334.4]. The County's most recent Regional Housing Needs Assessment found that of 52,232 housing units required throughout the County, 17% of these units should be very low-income, 14% low-income, 19% moderate-income, and the remainder above moderate-income. The Commission's low- and moderate-income housing fund expenditures will assist low- and moderate-income persons in at least these same proportions for the Project Area. In addition, having previously completed a 22 unit low- and moderate-income senior housing project in Altadena in 1995, the Commission will now concentrate on development and rehabilitation of family units.
3. Estimate of Housing Production Figures and Use of Low- and Moderate-Income Housing Fund [Section 33490 (a)]. The current estimated housing production figures and proposed uses of the West Altadena low- and moderate-income housing funds are attached as Tables I and II.
4. Replacement Housing [Section 33413 (a)]. The West Altadena Redevelopment Plan was adopted subsequent to January 1, 1976, the effective date of Section 33413. Therefore, the replacement housing provisions of Section 33413 (a) apply to the Project Area, pursuant to which, the Commission is required to replace any dwelling units occupied by persons of low- or moderate-income removed as a part of a redevelopment project within four years of the removal. The Commission shall rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low- or moderate-income, an equal number of replacement dwelling units that have an equal or greater number of bedrooms as the units removed.
5. Inclusionary Housing [Section 33413 (b)]. In addition to the replacement housing requirements set forth above in Section 4, the West Altadena Redevelopment Plan is also subject to the inclusionary housing requirements of 33413(b), pursuant to which, at least thirty percent (30%) of all new or substantially rehabilitated dwelling units developed by the Commission and at least fifteen percent (15%) non-Commission developed dwelling units within the Project Area must be made available to persons and families of low- to moderate-income at affordable housing costs. Moreover, not less than fifty percent (50%) of the dwelling units developed by the Commission for low- to moderate-income persons or families and forty percent (40%) of the non-Commission developed units for low- to moderate-income persons or families must also be made available and occupied by very low-income households. Compliance with all inclusionary housing requirements, to the extent applicable is addressed in this Plan.

Table I
Annual Housing Program
Section 33490 (a) (2)

HOUSING PRODUCTION	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	To tal
Housing Units To be developed	0	0	18	30	40	0	0	0	0	0	88
Housing Units To be substantially Rehabilitated	0	0	0	0	0	0	0	0	0	0	0
Housing Units to be Price Restricted (through acquisition of price restriction covenants for existing housing)	0	0	0	0	0	0	0	0	0	0	0
Housing Units to be Otherwise Assisted By the Commission	13	0	4	7	19	0	0	0	10	0	53
Housing Units to be Destroyed as result of Redevelopment	1	10	3	24	11	0	0	0	0	0	49

Table II
Annual Housing Program
Section 33490 (a) (2)

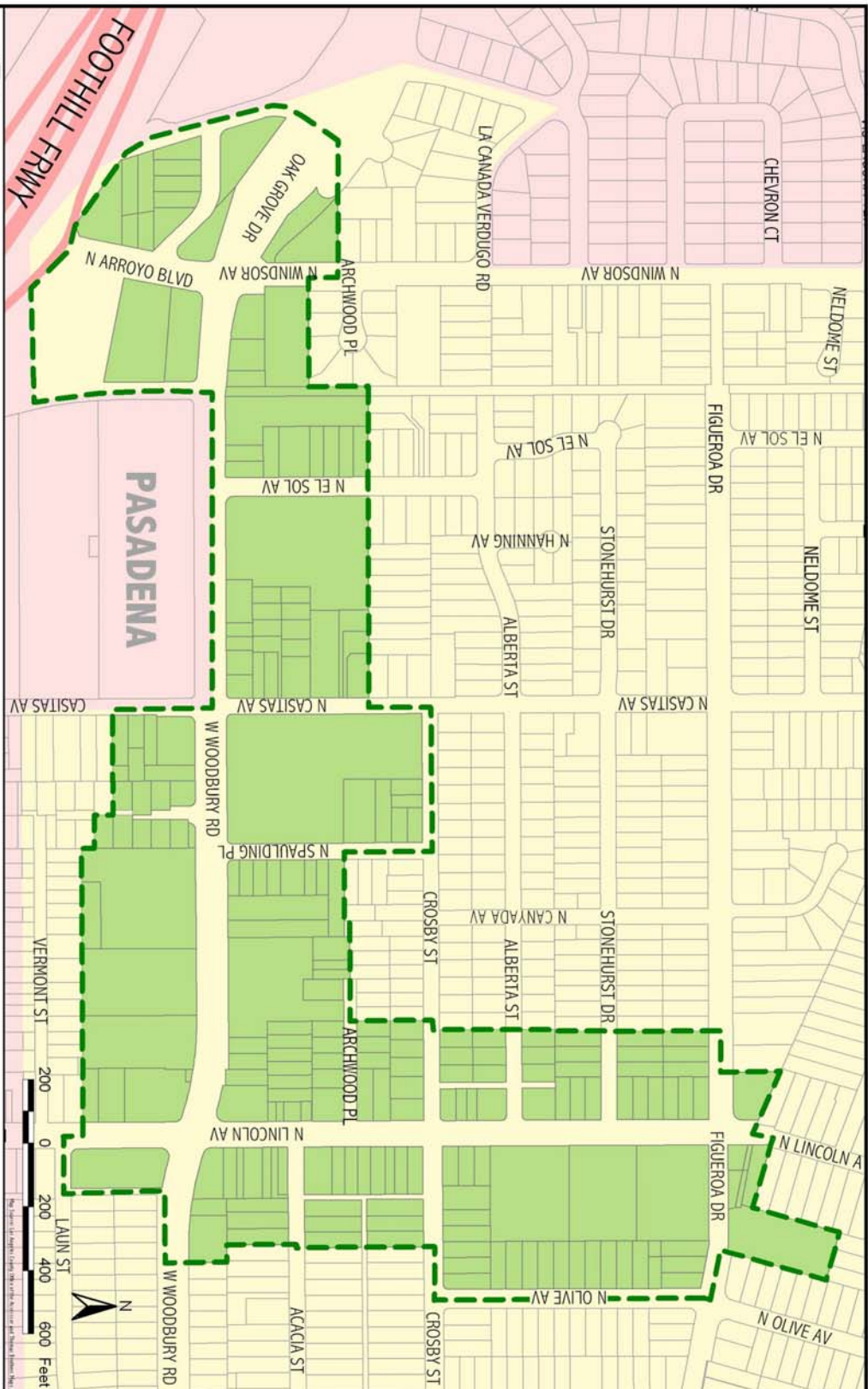
Low- and Moderate-Income Housing Fund	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Annual Deposits \$ (20% Tax Increment deposits)	94,550	98,367	100,337	102,344	104,391	106,489	108,608
Funds to be spent or Committed annually to pay debt service on bonds used for affordable housing	0	0	0	0	0	0	0
Funds to be transferred to housing authority or another public entity	0	0	0	0	0	0	0

Table II
Annual Housing Program
Section 33490 (a) (2)
Continued-

Low- and Moderate-Income Housing Fund	2011-2012	2012-2013	2013-2014	2014-2015
Annual Deposits \$ (20% Tax Increment deposits)	110,780	112,996	115,256	117,561
Funds to be spent or Committed annually to pay debt service on bonds used for affordable housing	0	0	0	0
Funds to be transferred to housing authority or another public entity	0	0	0	0



Community Development Commission of the County of Los Angeles
West Altadena
Community Redevelopment Project Area





**FIVE-YEAR REDEVELOPMENT
IMPLEMENTATION PLAN
2004-2009**

AND

**TEN-YEAR AFFORDABLE HOUSING
COMPLIANCE PLAN
2004-2014**

**FOR THE WEST ALTADENA
REDEVELOPMENT PROJECT AREA**

**COMMUNITY DEVELOPMENT COMMISSION
OF THE COUNTY OF LOS ANGELES**

**FIVE-YEAR IMPLEMENTATION PLAN
AND
TEN-YEAR LOW- AND MODERATE-INCOME HOUSING COMPLIANCE PLAN
FOR THE
WEST ALTADENA REDEVELOPMENT PROJECT
2004**

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EXHIBIT A: PROJECT AREA MAP

4. Proportion of Very Low-, Low- and Moderate-Income Housing [Section 33334.4]. The Commission's plan is that the housing units to be developed or rehabilitated will be affordable to very low-, low- or moderate-income households in the following proportions: not less than forty percent (40%) very low income; not more than fifteen percent (15%) moderate-income; and the remainder very-low and low-income. The County's most recent Regional Housing Needs Assessment found that of 52,232 housing units required throughout the County, 17% of these units should be very low-income, 14% low-income, 19% moderate-income, and the remainder above moderate-income.
3. Estimate of Housing Production Figures and Use of Low and Moderate-Income Housing Fund [Section 33490 (a)]. The East Rancho Dominguez Redevelopment Plan currently provides for commercial and light manufacturing industrial uses only. However,

a planned amendment to the Redevelopment Plan will permit such development. Currently, a mixed-use affordable housing development is planned for the area. The current estimated housing production figures and proposed uses of the East Rancho Dominguez Community Housing Trust Funds are attached as Tables I and II.

4. Replacement Housing [Section 33413 (a)]. The East Rancho Dominguez Redevelopment Plan was adopted subsequent to January 1, 1976, the effective date of Section 33413. Therefore, the replacement housing provisions of Section 33413 (a) apply to the East Rancho Dominguez Redevelopment Project, pursuant to which, the Commission is required to replace all dwelling units housing persons and families of low- or moderate-income destroyed or removed as part of a written agreement executed by the Commission within four years following such destruction or removal. Implementation activity by the Commission within the Project Area for the next five years will not result in the removal or destruction of any low- or moderate-income dwelling units, therefore, the replacement housing requirements of Section 33413 will not be applicable.
5. Inclusionary Housing [Section 33413 (b)]. In addition to the replacement housing requirements set forth above in Section 4, the East Rancho Dominguez Redevelopment Plan is also subject to the inclusionary housing requirements of 33413 (b), pursuant to which, at least thirty percent (30%) of all new or substantially rehabilitated dwelling units developed by the Commission for low- and moderate income persons or families and at least fifteen percent (15%) non-Commission developed dwelling units Commission for low- and moderate-income persons or families within the Project Area must be made available to persons and families of low- or moderate-income at affordable housing costs. Moreover, not less than fifty percent (50%) of the dwelling units developed for low- and moderate-income persons or families by the Commission and forty percent (40%) of the non-Commission developed units for low- and moderate-income persons or families must also be made available and occupied by very low- income households. The East Rancho Dominguez Redevelopment Plan currently provides for commercial and light manufacturing industrial uses only. An amendment to the Redevelopment Plan is planned which will permit residential development, and such development will be in compliance with this section and other pertinent sections of the law.

Table I
Annual Housing Program
Section 33490 (a) (2)

HOUSING PRODUCTION	2005	2006	2007	2008	2009
Housing Units to be developed	0	0	0	70	0
Housing Units to be substantially rehabilitated	1	1	1	1	1
Housing Units to be price restricted (through acquisition of price restriction covenants for existing housing)	0	0	0	0	0
Housing Units to be otherwise assisted by the Commission	0	0	0	70	0
Housing Units to be destroyed as result of redevelopment	0	0	0	0	0

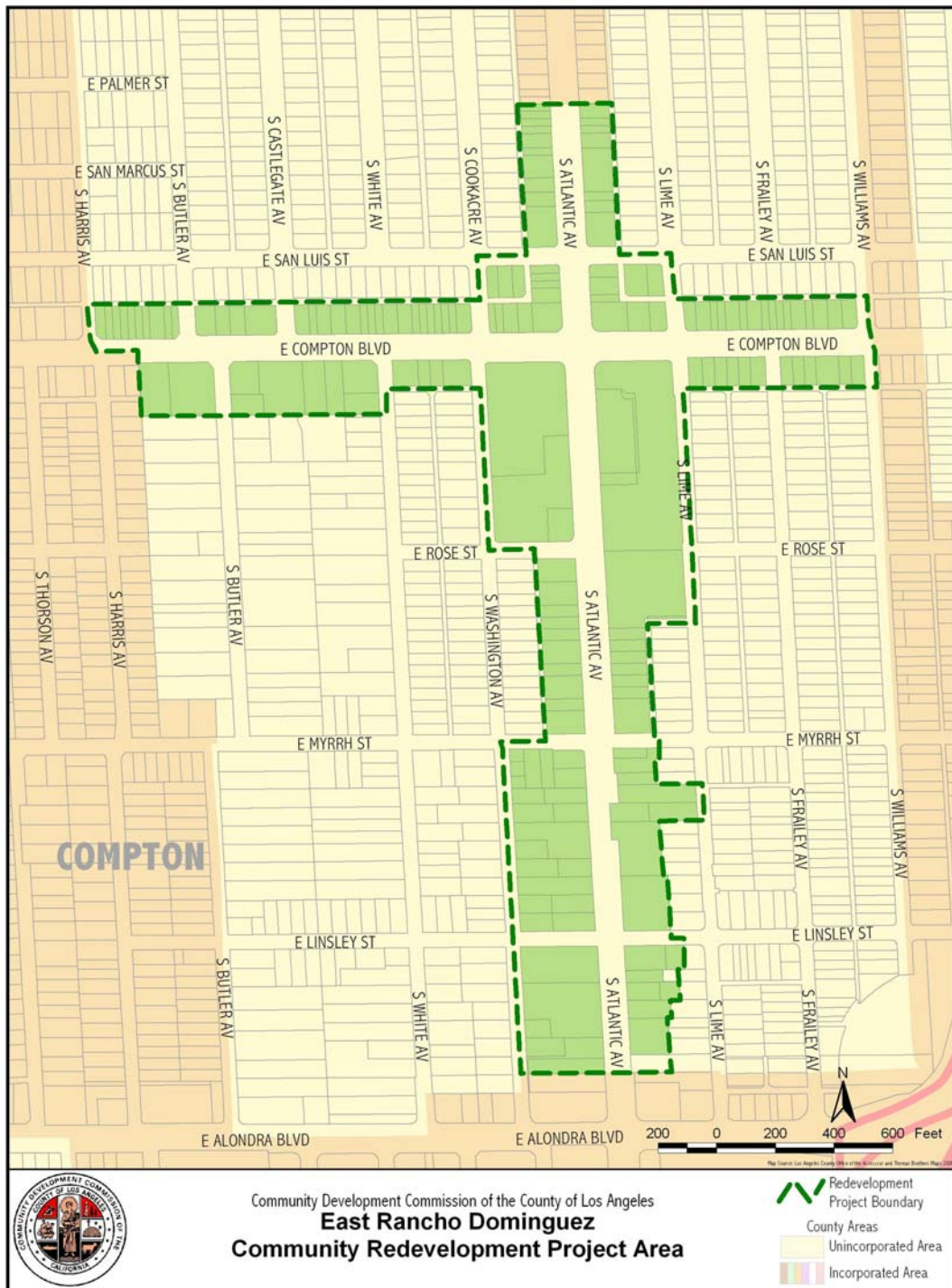
HOUSING PRODUCTION	2010	2011	2012	2013	2014
Housing Units to be developed	0	0	0	0	0
Housing Units to be substantially rehabilitated	1	1	1	1	1
Housing Units to be price restricted (through acquisition of price restriction covenants for existing housing)	0	0	0	0	0
Housing Units to be otherwise assisted by the Commission	0	0	0	0	0
Housing Units to be destroyed as result of redevelopment	0	0	0	0	0

Table II
Annual Housing Program
Section 33490 (a) (2)

Low and Moderate-Income Housing Fund	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
Annual Deposits					
(20% Tax Increment deposits)	\$14,638	\$15,174	\$15,721	\$16,278	\$16,847
Funds to be spent or committed annually to pay debt service on bonds used for affordable housing	0	0	0	0	0
Funds to be transferred to housing authority or another public entity	0	0	0	0	0

Low and Moderate-Income Housing Fund	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
Annual Deposits					
(20% Tax Increment deposits)	\$14,638	\$15,174	\$15,721	\$16,278	\$16,847
Funds to be spent or committed annually to pay debt service on bonds used for affordable housing	0	0	0	0	0
Funds to be transferred to housing authority or another public entity	0	0	0	0	0

Exhibit A





**FIVE-YEAR REDEVELOPMENT
IMPLEMENTATION PLAN
2004-2009**

AND

**TEN-YEAR AFFORDABLE HOUSING
COMPLIANCE PLAN
2004-2014**

**FOR THE WEST ALTADENA
REDEVELOPMENT PROJECT AREA**

**COMMUNITY DEVELOPMENT COMMISSION
OF THE COUNTY OF LOS ANGELES**

**FIVE-YEAR IMPLEMENTATION PLAN
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EXHIBIT A: PROJECT AREA MAP

I. PURPOSE OF THIS IMPLEMENTATION PLAN, REDEVELOPMENT ACTIVITIES, AND THE ROLE OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES

This Implementation Plan has been prepared to comply with Section 33490 of the California Community Redevelopment Law which requires that California redevelopment agencies adopt five-year implementation plans that contain the specific goals and objectives for the redevelopment program within established redevelopment project areas, show how proposed projects, programs and expenditures will eliminate blight, and state how the redevelopment requirements for low- and moderate-income housing will be met. This Implementation Plan may be amended at any time after a public hearing.

The Board of Supervisors of the County of Los Angeles, as the legislative body approving redevelopment plans for project areas in unincorporated areas of the County, adopted the West Altadena Redevelopment Plan (Redevelopment Plan) for the West Altadena Redevelopment Project Area (Project Area) on August 12, 1986. The Project Area generally coincides with the two main commercial corridors, Lincoln Avenue and Woodbury Road in a substantially built-out, business district with few residential parcels. See Exhibit A for a map of the Project Area.

The Community Development Commission of the County of Los Angeles (Commission) acts as the redevelopment agency within designated redevelopment project areas in the unincorporated areas of the County. The Commission is the governmental entity responsible for carrying out redevelopment activities under the Redevelopment Plan until it expires in 2026. Redevelopment activities authorized by the Redevelopment Plan in accordance with California Community Redevelopment Law include; working with the community to formulate goals, objectives, programs, and plans for future improvements; assembling land; clearing land for new development; relocating residents and businesses that are displaced by Commission actions; rehabilitating buildings; installing or upgrading public infrastructure and facilities; constructing and rehabilitating low- and moderate-income housing; selling or leasing land; and entering into agreements with property owners or developers to redevelop specific properties.

One of the major tools of redevelopment agencies is the ability to receive tax increment for use in the Project Area for commercial, industrial and public facilities development and for affordable housing. Tax increment is generated when the property taxes collected within the Project Area increase due to improvements in the Project Area. Although the Commission's ability to receive tax increment revenues is vital to carrying out projects and programs, the limited amount of tax increment generated within the 80 acre Project Area requires the Commission to rely on other sources of revenue to fund activities in the Project Area.

The Commission also has the power to acquire property by eminent domain as a last resort for redevelopment. To date, the power of eminent domain has not

been used within the Project Area. Currently, the Commission's ability to acquire property through eminent domain expires in 2010.

The community participation process and this Implementation Plan, as amended from time to time, will guide redevelopment activities for the remaining life of the Redevelopment Plan to assure that priorities are met and that revitalization is achieved. This Implementation Plan is only one part of the Commission's planning efforts. Other planning activities include the Consolidated Plan (a federal requirement), the Community Development Block Grant (CDBG) annual budget, community design guidelines and standards, and land use planning.

II. ACCOMPLISHMENTS WITHIN THE WEST ALTADENA REDEVELOPMENT PROJECT AREA

A. Acquisition of future development sites

The Commission has acquired 29 properties over the past five years. Of those twenty-nine properties, 27 have had their improvements demolished and cleared.

B. Demolition of the Pasadena Rose Bowl Motel and Laney's Liquor Store

The Commission acquired the sites of these two businesses, which many in the community viewed as blighting influences, and their structures were demolished.

C. Business Technology Center

The Commission provided financial assistance for the operation of the Business Technology Center (BTC). The BTC is a Commission-owned and operated facility for small businesses developing applications in high technology. The BTC now provides space for 39 firms specializing in fields such as fuel cells and biometric software. Over the past five years, the BTC has helped to create approximately 475 jobs.

D. Creation of the West Altadena Project Area Committee

In 2000, the Board of Supervisors of the County of Los Angeles voted to create the West Altadena Project Area Committee (WAPAC), to advise the Commission on redevelopment matters in West Altadena. The WAPAC meets monthly to address redevelopment issues in the West Altadena community.

C. Emerging Planning and Design Principles and Guidelines.

The Commission hired the consulting firm MIG to conduct three 'Town Hall' meetings on July 14 and 28, and on August 18, 2001 to determine the community's vision for future development the Project Area. The document produced from these meetings, "Emerging Planning and Design Principles and Guidelines", is a valuable tool that assists the WAPAC and the Commission in evaluating development plans for the Project Area.

F. Lincoln Avenue Redevelopment – Agreement to Negotiate Exclusively

In August 2003, the Commission entered into an Agreement to Negotiate Exclusively (ANE) with a developer, Lincoln Avenue Redevelopment, LLC, also known as Altadena Lincoln Crossing, LLC, to redevelop the Lincoln Avenue Corridor in the Project Area. Out of the eight developers that made presentations to the West Altadena community, the WAPAC recommended and the Commission selected the developer based upon the community's needs, the evaluation of their proposal, criteria set forth in the community town hall visioning process, and architectural design. This project is further detailed in Section IV.

D. Housing Rehabilitation

The Commission has expended over \$300,000 of low and moderate-income housing funds to rehabilitate homes of low and moderate-income persons within the Project Area. Seventeen households were given grants to repair roofs, plumbing, new windows, driveways, electrical repair, new paint, and façade improvement.

III. GOALS AND OBJECTIVES FOR THE WEST ALTADENA REDEVELOPMENT PROJECT AREA

The following goals and objectives for the Project Area are those contained in the original 1986 Redevelopment Plan:

- A. Control unplanned growth by guiding new development to meet the needs of the community as reflected in the Redevelopment Plan.
- B. Retain by means of redevelopment and rehabilitation as many existing businesses as possible.
- C. Remove impediments of land assembly and development through the acquisition and re-parcelization of land into reasonably sized and shaped parcels served by an improved street system and improved public facilities.
- D. Improve environmental deficiencies.
- E. Encourage the cooperation and participation of owners, businesspersons, and public agencies in the revitalization of the Project Area.
- F. Eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the Project Area in accordance with the Redevelopment Plan.
- G. Achieve an environment reflecting a high level of concern for architectural, landscape and urban design principles appropriate to the objectives of the Redevelopment Plan.

- H. Promote the economic well-being of the Project Area by encouraging the diversification of its commercial base and of employment opportunities.
- I. Provide opportunities for business park firms to locate their operations in an attractive, safe and economically sound environment in accordance with the Redevelopment Plan.
- J. Make provision for a pedestrian and vehicular circulation system which is coordinated with land uses and densities and adequate to accommodate traffic.
- K. Improve the visual environment of the community, and in particular to strengthen and enhance its image and identity.
- L. Develop safeguards against noise and pollution.
- M. Promote the development of local job opportunities.
- N. Coordinate the revitalization efforts in the Project Area with other public economic development programs in the County.
- O. Provide for opportunities for minority business enterprises to remain, expand, and participate in the redevelopment of the Project Area.

IV. PROPOSED PROJECTS, PROGRAMS AND ESTIMATED EXPENDITURES WITHIN THE NEXT FIVE YEARS

This Implementation Plan and the projects listed below are designed to eliminate physical and economic blight by establishing a comprehensive redevelopment strategy as a catalyst for community development within the Project Area. The implementation projects and programs are not intended in any way to pre-approve or limit projects or activities the Commission may seek to finance or carry out during the term of the Redevelopment Plan.

The completion of these planned projects and programs is contingent on the ability of the Commission to secure adequate funding for redevelopment efforts. The Commission's major funding source, Community Development Block Grant (CDBG) funds, is allocated by the U.S. Department of Housing and Urban Development (HUD) on an annual basis, and is not certain for subsequent years, let alone for a five-year horizon. Additionally, the Commission's secondary source of revenues, property tax increment, is allocated to the Commission annually based on the amount of increase in property taxes generated within the Project Area, and is also difficult to estimate for the five-year period. Therefore, the estimates included in this Implementation Plan are not binding on the Commission and are listed for planning purposes only.

Although the Commission will continue its programs to develop affordable housing and provide for residential rehabilitation, the focus of its efforts within the next five years will be on continuing business attraction and retention programs

and projects that are consistent with expressed community goals. Housing projects are detailed in Section VI.

A. Lincoln Avenue

The Commission has entered into an Agreement to Negotiate Exclusively (ANE) with a developer, Lincoln Avenue Redevelopment, LLC, now known as Altadena Lincoln Crossing, LLC, to redevelop Lincoln Avenue from Woodbury Road on the South to Figueroa Drive to the North. The total project size is approximately 21.5 acres.

The development team consists of a 501(c)(3) not for profit organization, West Altadena Development Corporation, Eric Lloyd Wright Architects and Associates, and Dorn-Platz Company. The selected development team has proposed a multi-phase, mixed-use development including a supermarket, fitness center, retail shops, office space, condominium housing, apartments, restaurants, and public plazas. Upon the full execution of the Disposition and Development Agreement, the Developer and the Commission will commence groundbreaking for Phase 1 A in the first quarter of 2005. The timing of future phases and the total cost of the project have not yet been determined.

The four-phase Lincoln Crossing Project is planned as follows and depicted on Page 7, below:

Phase 1A – Northeast corner of Lincoln Avenue & Woodbury Road between Woodbury Road & Crosby Street will consist of:

24 Hr. Fitness	37,000 sq ft
Supermarket	35,000 sq ft
Retail	17,500 sq ft
Residential	9.525 sq ft

Phase 1B -Northwest corner of Lincoln Avenue & Woodbury Road between Woodbury Road & Crosby Street will consist of:

Retail	29,800 sq ft
Tech School/ Office	30,000 sq ft
Restaurant	6,000 sq ft
Residential	18 units

PHASE 2 – East side of Lincoln Avenue between Crosby Avenue & Figueroa Drive will consist of:

Retail and Offices (2a)	20,000 sq ft
Theater (2a)	15,000 sq ft
Offices (2b)	30,000 sq ft

PHASE 3 – West side of Lincoln Avenue between Crosby Street & Figueroa Drive will consist of:

Retail	44,000 sq ft
Offices	14,000 sq ft
Restaurants	6,000 sq ft
Residential	30 units

PHASE 4 – West side of Olive Avenue between Crosby Street and Figueroa Drive consists of:

Residential 40 units

North side of Figueroa Drive - Development or rehabilitation of existing buildings

PARCEL IDENTIFICATION MAP
for
WEST ALTADENA
DEVELOPMENT



B. Windsor/Woodbury

Following a competitive owner participation process, on March 25, 2002, the WAPAC recommended that the Commission enter into an Agreement to Negotiate Exclusively (ANE) with Follis-Clifford Altadena, LLC to develop a light industrial office park on approximately three acres at the corner of North Windsor Avenue and West Woodbury Road. In November 2002, the Commission entered into an ANE with the developer for the Windsor/Woodbury project site. However, the Commission and the developer were unable to enter into a Disposition and Development Agreement prior to the expiration of the ANE. The Commission will work with the WAPAC to select the most suitable option to develop the site that is consistent with the wishes of the community.

C. Technical Support

Provide technical assistance to businesses seeking to assemble sites for new development in the Project Area and facilitate owner participation activities for new commercial development. Assistance will also be provided to the WAPAC in the form of office and meeting space at the BTC, as well as administrative support from the Commission.

V. HOW THE COMMISSION'S GOALS AND OBJECTIVES, PROJECTS, PROGRAMS AND EXPENDITURES WILL ELIMINATE BLIGHTING CONDITIONS

The Project Area is comprised of 80 acres in the western portion of Altadena situated between the communities of La Canada-Flintridge, Pasadena, and the eastern portion of Altadena (Map 1). The Project Area encompasses portions of the Lincoln Avenue commercial corridor between Figueroa Drive and Woodbury Road, and the Woodbury Road commercial corridor between Lincoln Avenue and Windsor Avenue. Combined, these two corridors comprise the major commercial corridors in West Altadena. Lincoln Avenue is the primary neighborhood retail corridor. Woodbury Road represents a mix of commercial, light industrial, public and residential uses.

The Commission's goals and objectives, projects and programs, and expenditures are to continue area improvements that are consistent with the Redevelopment Plan and expressed WAPAC and community objectives. The focus of the projects and programs will be on revitalization of the commercial corridors, the attraction of a supermarket to the Project Area, and the creation of employment and entrepreneurial opportunities.

The Commission's land assembly program will help to create sites large enough to attract commercial and business park development leading to increased employment opportunities. Land assembly will also create sites that are large enough to attract private investment and new development and reduce incompatible land uses.

VI. THE COMMISSION'S TEN-YEAR LOW- AND MODERATE-INCOME HOUSING COMPLIANCE PLAN

In addition to the requirements of the Commission to comply with Federal funding, the Commission must comply with the California Community Redevelopment Law for preservation and enhancement of the community's supply of low- and moderate-income housing as it relates to each of the established redevelopment project areas. California Community Redevelopment Law requires that the Commission prepare a Ten Year Low- and Moderate-Income Housing Compliance Plan for the Project Area.

The Compliance Plan explains how the goals and objectives, projects, programs, and expenditures will implement the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 of California Community Redevelopment Law. These sections relate to the Commission's requirements to: 1) set aside 20 percent of the Project Area's tax increment revenues to increase, improve and preserve the community's supply of low- and moderate-income housing [33334.2, 33334.4, and 33334.6]; 2) assure that certain portions of new housing units developed with assistance by the Commission be provided to very low-, low- and moderate-income persons [33413(b)]; and 3) provide for the replacement of housing units that are removed from the low- and moderate-income housing stock through the Commission's activities [33413(a)].

The following are projects and expenditures planned by the Commission for the Project Area in the ten-year period covered by this Low- and Moderate- Income Housing Compliance Plan that will meet applicable affordable housing requirements:

1. Rehabilitation of residential structures to improve and preserve the community's supply of low- and moderate-income housing. The Commission plans to spend approximately \$660,000 over the 10-year period to assist in the rehabilitation of approximately 33 housing units that will be restricted to low- and moderate-income families.
2. Inclusionary Housing Obligation. The current plan for Lincoln Avenue calls for the construction of 88 new homes in the Project Area. Pursuant to Section 33413(b), at least 15% of all housing units developed within the Project Area must be affordable to low- and moderate- income residents, and a minimum of 40% of these price-restricted units must be made affordable to very low-income residents. Therefore, assuming that all 88 units are constructed, 14 of the units will be reserved for low- and moderate- income residents, with six units reserved for very low-income residents. The funding sources and costs for these units have not been determined at this time.
3. Replacement Housing Obligation. Pursuant to Section 33413(a), whenever homes of low- or moderate-income persons are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project, the Commission is required to replace those homes with an equal number of dwelling units, with an equal or greater number of bedrooms, available at affordable housing cost to, and occupied by, persons of the same income level, or below, those in the displaced units, within four years of the destruction or removal of the home. The exact number of homes inhabited by low- and moderate- income persons that could be potentially displaced by redevelopment activity has not been determined, but the Commission recognizes this obligation.

The following goals and objectives, projects and expenditures will implement the affordable housing requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 of the California Community Redevelopment Law as follows:

1. Increase, Improve and Expand the Supply of Low- and Moderate-Income Housing [Sections 33334.2 and 33334.6]. The housing to be developed and rehabilitated as described above will utilize approximately \$1.4 million in West Altadena low- and moderate- income housing funds to increase, improve and expand the community's supply of low- and moderate-income housing over the next ten years. California's Community Redevelopment Law requires that an amount equal to 20% of tax increment generated by a project area must be set aside for the specific purpose of increasing or improving the community's supply of very low-, low- and moderate-income housing. The amount of tax increment set aside is currently about \$95,000 annually, and this is expected to increase as property values rise in the Project Area.
6. Public Policy for Expenditure of Housing Funds [Section 33334.4]. The County's most recent Regional Housing Needs Assessment found that of 52,232 housing units required throughout the County, 17% of these units should be very low-income, 14% low-income, 19% moderate-income, and the remainder above moderate-income. The Commission's low- and moderate-income housing fund expenditures will assist low- and moderate-income persons in at least these same proportions for the Project Area. In addition, having previously completed a 22 unit low- and moderate-income senior housing project in Altadena in 1995, the Commission will now concentrate on development and rehabilitation of family units.
7. Estimate of Housing Production Figures and Use of Low- and Moderate-Income Housing Fund [Section 33490 (a)]. The current estimated housing production figures and proposed uses of the West Altadena low- and moderate-income housing funds are attached as Tables I and II.
8. Replacement Housing [Section 33413 (a)]. The West Altadena Redevelopment Plan was adopted subsequent to January 1, 1976, the effective date of Section 33413. Therefore, the replacement housing provisions of Section 33413 (a) apply to the Project Area, pursuant to which, the Commission is required to replace any dwelling units occupied by persons of low- or moderate-income removed as a part of a redevelopment project within four years of the removal. The Commission shall rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low- or moderate-income, an equal number of replacement dwelling units that have an equal or greater number of bedrooms as the units removed.
9. Inclusionary Housing [Section 33413 (b)]. In addition to the replacement housing requirements set forth above in Section 4, the West Altadena Redevelopment Plan is also subject to the inclusionary housing requirements of 33413(b), pursuant to which, at least thirty percent (30%) of all new or substantially rehabilitated dwelling units developed by the Commission and at least fifteen percent (15%) non-Commission developed dwelling units within the Project Area must be made available to persons and families of low- to moderate-income at affordable housing costs. Moreover, not less than fifty percent (50%) of the dwelling units developed by the Commission for low- to moderate-income persons or families and forty percent (40%) of the non-Commission developed units for low- to moderate-income persons or families must also be made available and occupied by very low-income households. Compliance with all inclusionary housing requirements, to the extent applicable is addressed in this Plan.

Table I
Annual Housing Program
Section 33490 (a) (2)

HOUSING PRODUCTION	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	To tal
Housing Units To be developed	0	0	18	30	40	0	0	0	0	0	88
Housing Units To be substantially Rehabilitated	0	0	0	0	0	0	0	0	0	0	0
Housing Units to be Price Restricted (through acquisition of price restriction covenants for existing housing)	0	0	0	0	0	0	0	0	0	0	0
Housing Units to be Otherwise Assisted By the Commission	13	0	4	7	19	0	0	0	10	0	53
Housing Units to be Destroyed as result of Redevelopment	1	10	3	24	11	0	0	0	0	0	49

Table II
Annual Housing Program
Section 33490 (a) (2)

Low- and Moderate-Income Housing Fund	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Annual Deposits \$ (20% Tax Increment deposits)	94,550	98,367	100,337	102,344	104,391	106,489	108,608
Funds to be spent or Committed annually to pay debt service on bonds used for affordable housing	0	0	0	0	0	0	0
Funds to be transferred to housing authority or another public entity	0	0	0	0	0	0	0

Table II
Annual Housing Program
Section 33490 (a) (2)
Continued-

Low- and Moderate-Income Housing Fund	2011-2012	2012-2013	2013-2014	2014-2015
Annual Deposits \$ (20% Tax Increment deposits)	110,780	112,996	115,256	117,561
Funds to be spent or Committed annually to pay debt service on bonds used for affordable housing	0	0	0	0
Funds to be transferred to housing authority or another public entity	0	0	0	0

